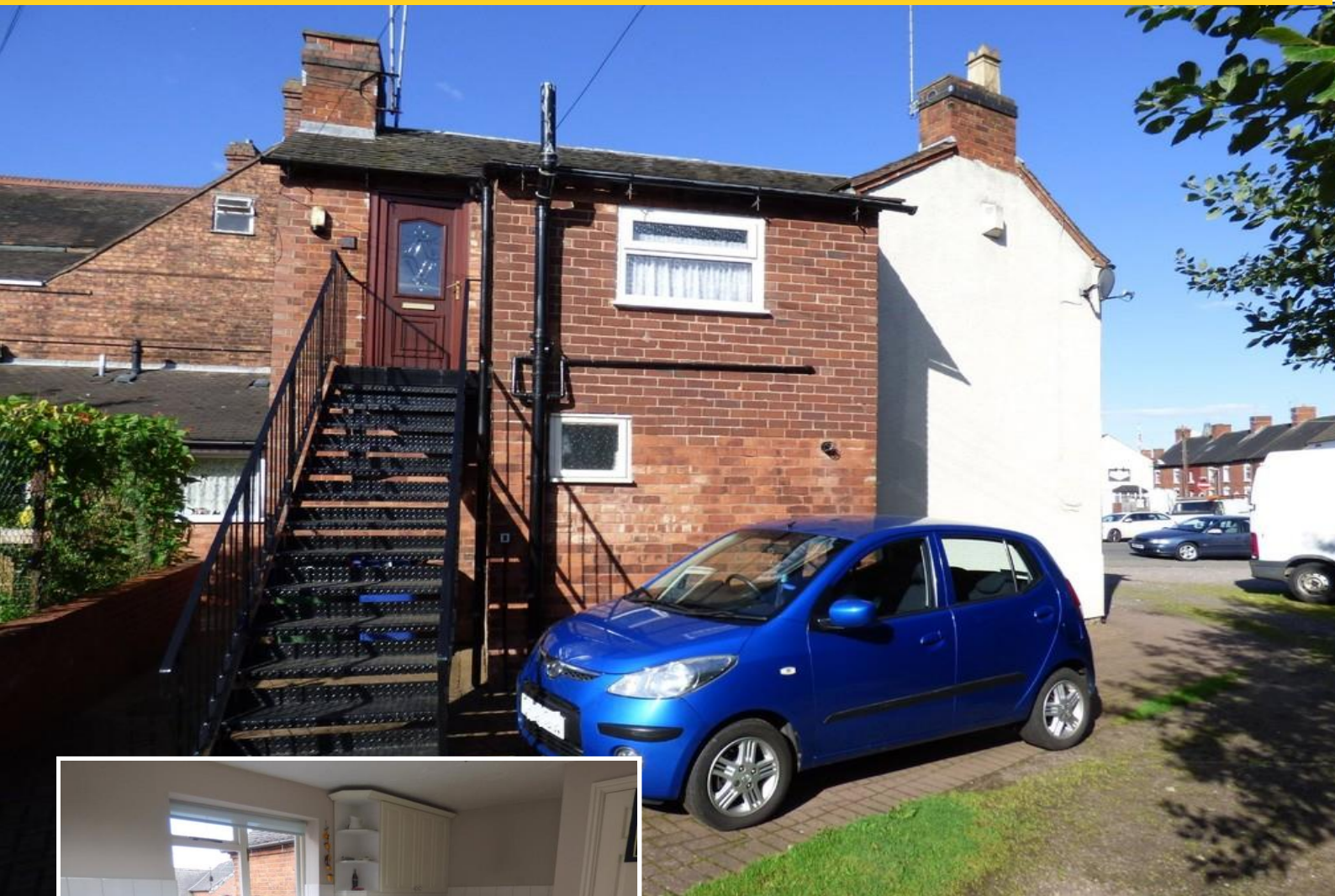


Sheepfair

Rugeley, Staffordshire, WS15 2AT



Spacious and very well presented first floor flat with attractive views of Elmore Park and within a few minutes walk of the town centre shops, bus and train stations. An ideal first time buyer or investment property.

Private Staircase Approach, Excellent Lounge, Generous Double Bedroom, Breakfast Sized Fitted Kitchen, Attractive Bathroom/w.c, Private Parking Space, Gas Central Heating, uPVC Double Glazing

Guide Price £89,950

John German

Approached via Elmore Lane and Crossley Stone, Sheepfair is within the old central area of Rugeley town and immediately adjacent to the picturesque Elmore Park.

This first floor flat occupies the entire first floor of this attractive 19th century property and is separately accessed from the ground floor accommodation which we understand is owned and occupied by a kitchen design company.

Offered with the benefit of no upward chain, this delightful self contained apartment offers;

External iron stair painted black leads to the half glazed uPVC door leading to the kitchen/breakfast area which has a range of white panel fronted base and wall units with complementary worktops and splash back tiling, rear aspect window, ample room for a breakfast table and chairs, gas cooker, washing machine and fridge to be included in the sale, Baxi wall mounted boiler. An inner hall leads off the kitchen and has access to the loft and both bathroom and lounge.

A well proportioned lounge faces to the front and enjoys both views of Elmore Lane, Crossley Stone, Bow Street and Elmore Park. Wall mounted gas fire.

A generously sized double bedroom leads off the lounge and also has a front aspect window and views. Radiator.

The well appointed bathroom is fitted with a bath, w.c, pedestal wash hand basin, fully tiled floors and wall, radiator and side aspect window.

Outside

Block paved parking area for one car.

To view this property please call John German Estate Agents at the Lichfield Office.

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services

Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority

Cannock Chase District Council

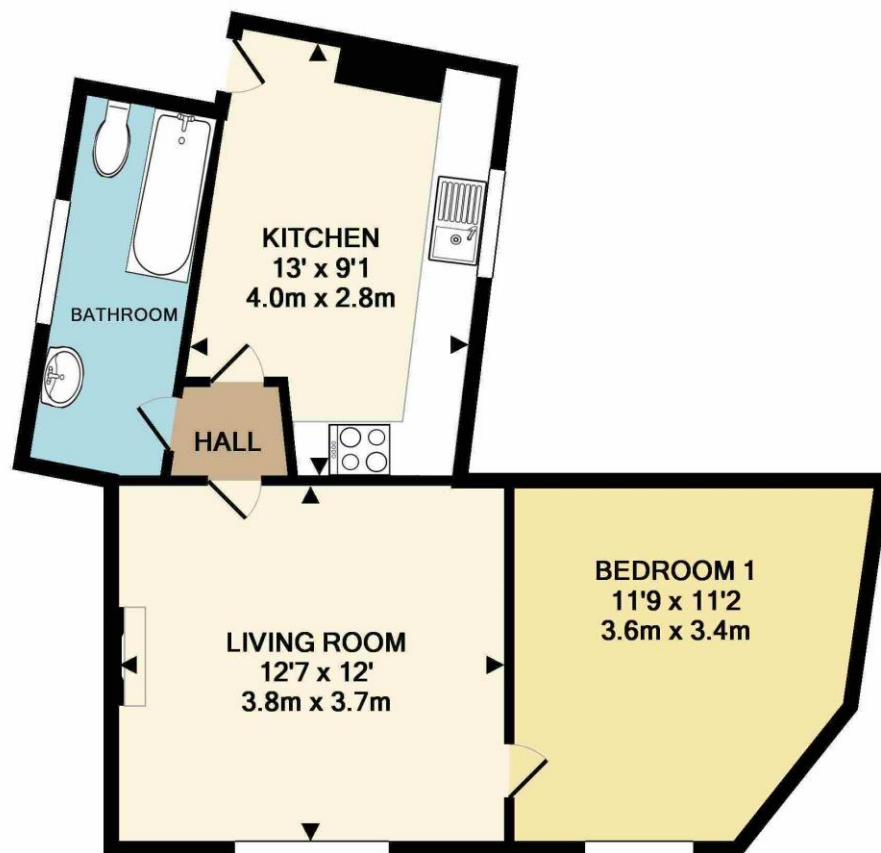
Useful Websites

environment-agency.gov.uk/maps
cannockchasedc.gov.uk

JGA/170817

JGB/240817

MA/KLT/LC



Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



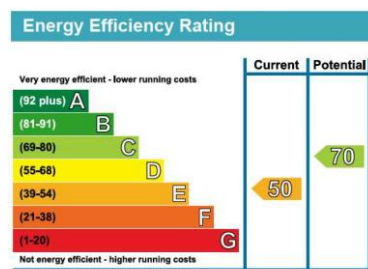


Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



John German

29 Bore Street, Lichfield, Staffordshire, WS13 6LZ

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | East Leake | Lichfield | Loughborough
Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent