



Address:
13a Bow Street



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13A BOW STREET, RUGELEY, STAFFORDSHIRE, WS15 2BT

£80,000



TOWN CENTRE LOCATION

A two bedroomed maisonette property offered with NO UPWARD CHAIN close to town centre offers an ideal investment property. Electric Heating and Double Glazing. Entrance Porch, Lounge/Dining Room and Fitted Kitchen. Landing, Two Bedrooms and Bathroom. Private Courtyard to the front. Communal covered parking. EPC rating E

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ENTRANCE PORCH approached via a UPVC double glazed front entrance door with UPVC double-glazed window to side. Ceiling light point, electric radiator.

LOUNGE 17' 10" x 14' 11" (5.44m x 4.55m) having a brick feature fire surround with gas fire. Ceiling light point, coving, two wall lights, two electric heaters, UPVC double-glazed window to front and rear and under stairs storage cupboard.

KITCHEN 8' 6" x 6' 8" (2.59m x 2.03m) fitted with a range of wall and base units, having a inset stainless sink unit with mixer tap. Ceiling striplight, plumbing for washing machine, freestanding electric cooker and fridge/freezer.

FIRST FLOOR LANDING access from Lounge, with ceiling light point and loft access.

BEDROOM ONE 14' 11" x 8' 6" (4.55m x 2.59m) with ceiling light point, fitted wardrobes, electric radiator, two UPVC double-glazed windows to rear and storage cupboard.

BEDROOM TWO 9' x 8' 5" (2.74m x 2.57m) with ceiling light and UPVC double-glazed window to front.

BATHROOM comprising of low-level wc with hand wash basin, panelled bath having an overhead electric shower unit. Ceiling light point, UPVC double-glazed window to front.

OUTSIDE access via steps leading to private courtyard with gate. There is covered communal parking for all 9 properties.

AGENTS NOTES The lease was granted in 1984 - currently there are 64 years remaining.

We have been advised that Ballam Mews



Management Company bought the Freehold of the block approximately 7 years ago. There are 9 properties who are part of this Management Company however it is dormant at companies house. We have been advised that there is currently no charges payable by anyone for the block but if there are works required to the communal areas then this cost is split 9 ways. In addition individual owners are responsible for their own property insurance.

Before making a decision to purchase potential viewers are asked to check with their legal representatives as to the legal obligations as we have been unable to ascertain this directly with the Vendor.

COUNCIL TAX

We understand the council tax to be band A

TENURE

We are advised by the Vendor that the property is LEASEHOLD. References to the Tenure of a property are based on information supplied by the Seller. We have not had sight of the Title documents. A Buyer is advised to obtain verification from their Solicitors. You can also log on to www.landregisteronline.gov.uk

DIRECTIONAL NOTE

From our office on Horsefair proceed to the Globe island and take the third exit off onto Anson Street. Follow the road around and Bow Street can be found on the right hand side. The property is located on the right, denoted by the FOR SALE board.

