

Main Road

Brereton, Staffordshire, WS15 1DX

John 
German



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£120,000

An attractive traditional semi detached house being particularly convenient for Rugeley town centre with two reception rooms, a smart fitted shower room, fitted kitchen and two bedrooms plus a dressing room/potential bedroom three.

Accommodation

Entrance door opens into the lounge with a front facing bay window, exposed wooden floor and a cast fireplace with tiled inset (gas fire not working).

A separate sitting/dining room has a rear facing window and a gas fire (not working). A door opens to steps leading down to the cellar.

The kitchen has a range of high and low level units with granite effect work surfaces and a stainless steel sink and drainer. Window and outer door. A rear lobby houses the Baxi combi boiler and has a door to a very smart shower room comprising spacious shower with drying area, vertical towel radiator, low flush w.c and a wash basin with integrated cupboard beneath, plus tasteful tiling.

On the first floor are two bedrooms, bedroom one is rear facing and has a cast ornamental fire surround, built in cupboard and an opening to a dressing room/potential bedroom three.

Outside the property has an attractive traditional small lawned front garden, mature hedge and path leading to the gated side entrance which leads to the rear garden.

The property is situated in a popular area of Brereton and within easy access of Rugeley town centre that has a railway station with services to Walsall and Birmingham. There is also an intercity railway station at Rugeley Trent Valley station.

Agents Notes

- 1) The property is currently awaiting grant of probate.
- 2) We understand the property was underpinned approximately 30 years ago and plans were submitted to Cannock District Council for building regulations - BR/89/0239 (11th May 1989).

Tenure: Freehold (purchasers are advised to satisfy themselves as to the 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/Tax Band: Cannock Chase District Council / Tax Band B

Useful Websites: www.environment-agency.co.uk www.staffordbc.gov.uk

Our Ref: JGA/050619





Ground Floor



First Floor



Agents' Notes

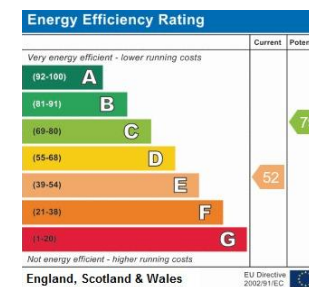
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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Plan produced using PlanUp.



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