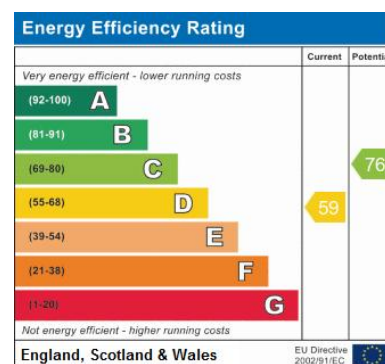
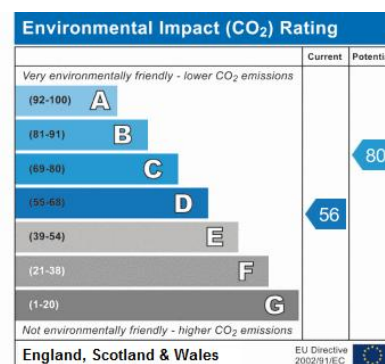


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
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Address:
36 Moss Green



IMPORTANT – PLEASE READ: C residential for themselves and for the vendors or lessors of this property whose agent they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of C residential has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale.
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. If something is of particular importance to you that would ultimately affect your decision to view the property - please contact our offices and we can clarify any points before a viewing appointment is made.

Globe House, Upper Brook Street, Rugeley, Staffordshire. WS15 2DN
01889 583377 (phone)
Email: sales@cresidential.co.uk Website: www.cresidential.co.uk
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36 MOSS GREEN, RUGELEY, WS15 2NU

£50,000



IN NEED OF FULL REFURBISHMENT

OPEN TO CASH BUYERS ONLY and Offered with NO UPWARD CHAIN
is this one bed roomed first floor apartment. In need of complete refurbishment the property is an ideal investment opportunity. Single Glazed and Hot Air Heating System. Lounge, Kitchen, Bedroom and Shower Room. Communal Gardens to front and rear. Single Garage. EPC rating D

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ENTRANCE HALL approached via a front entrance door. Ceiling light point and stairs leading to first floor accommodation.

FIRST FLOOR LANDING having ceiling light point.

LOUNGE 11' 5" x 10' 1" (3.48m x 3.07m) having ceiling light point, two storage cupboards and single glazed window to front elevation.



KITCHEN 6' 3" x 5' 7" (1.91m x 1.7m) fitted with wall and base units with inset stainless steel sink unit drainer and mixer tap. Appliance space for electric cooker, fridge freezer and further space for washing machine.



BEDROOM ONE 11' 6" x 8' (3.51m x 2.44m) having three built in cupboards. Ceiling light point, single glazed door and window to rear elevation.

BATHROOM comprising of close coupled wc, bidet and pedestal hand wash basin with shower cubicle, shower rail and curtain. Ceiling light point, fully tiled walls and cupboard housing water tank.



OUTSIDE The front of the property is set back from the road having pathway leading to the front entrance door. There is an outside brick storage cupboard. Communal front and rear gardens. Single Garage with up and over door.

COUNCIL TAX

We understand the council tax to be band A

TENURE

We are advised by the Vendor that the property is LEASEHOLD, REMAINING LEASE IS 47 YEARS. There is a service charge of £6.75 twice a year. 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 offices proceed along Western Springs Road. Continue through the traffic lights and at the Eaton Lodge Island take the first exit off along Springfield Road. Follow the road around to the right and past The Co-Op. Continue around into Crabtree Way. Moss Green can eventually be found on the left-hand side. The property is near the bottom of the road on the right-hand side, identified by our For Sale board.

