

# John Till Close

Rugeley, WS15 2AF

John  
German





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Rugeley, WS15 2AF

£150,000

**An appealing modern three bedroom semi detached house in a popular cul de sac that leads off Fortescue Lane, walkable distance to the town centre and amenities.**

Approached from Church Street and Fortescue Lane and within walking distance of the town centre, railway station and all amenities. A well-presented three-bedroom semi-detached, perfect to the young growing family.

A part glazed UPVC door gives access to the entrance hall with stair to first floor and useful cloaks storage cupboard. A spacious and bright through lounge/dining room has patio doors leading to the decked patio and garden and a wide framed front facing window.

The modern white fitted kitchen has a range of base and wall units, contrasting worktops, stainless sink, splash back tiling, built in electric cooker, hob and extractor hood, rear aspect window, space for a washing machine, fridge and freezer.

On the first floor there is a landing which gives access to the main front facing double bedroom and two single bedrooms and there is a modern white, part tiled bathroom with shower over bath, wash hand basin and a separate wc with wash hand basin as well.

Gravelled frontage and off-road parking with gated side entrance leading to a privately fenced rear garden with flagged and decked patio area, brick-built garden store, shaped lawn and well stocked shrubbery borders.

**Agents Notes:** A previous owner of this property entered in to a 25-year lease (ending in 2038) to allow solar panels to be sited on the roof. No feed in tariff is received but we understand they receive some low-cost electricity.

**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.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/241019

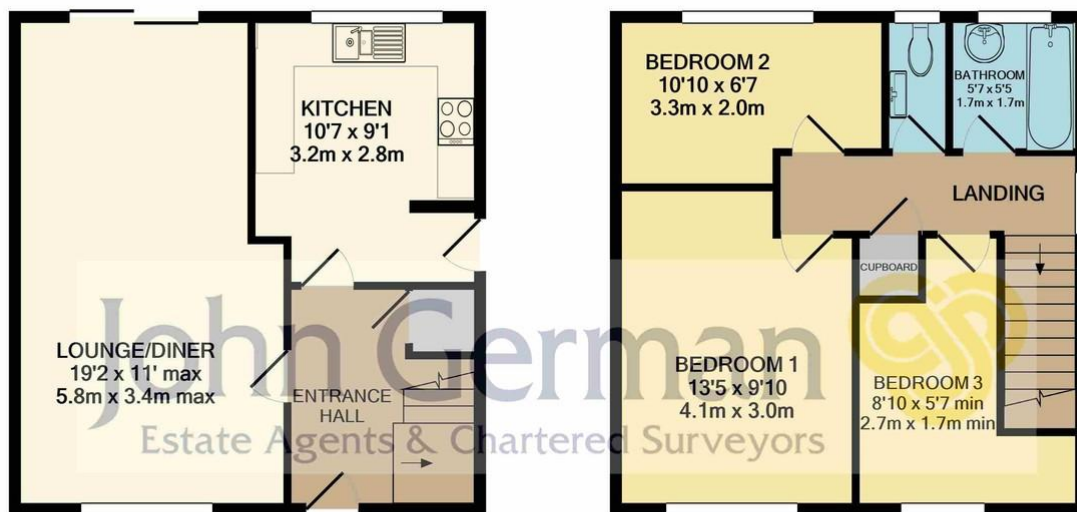
**Local Authority/Tax Band:** Cannock Chase District Council / Tax Band B











GROUND FLOOR

1ST FLOOR

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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## Agents' Notes

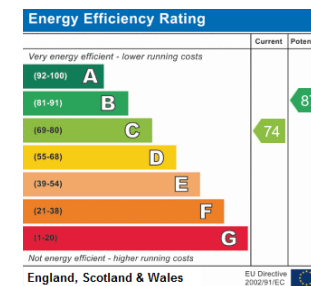
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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.

## 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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