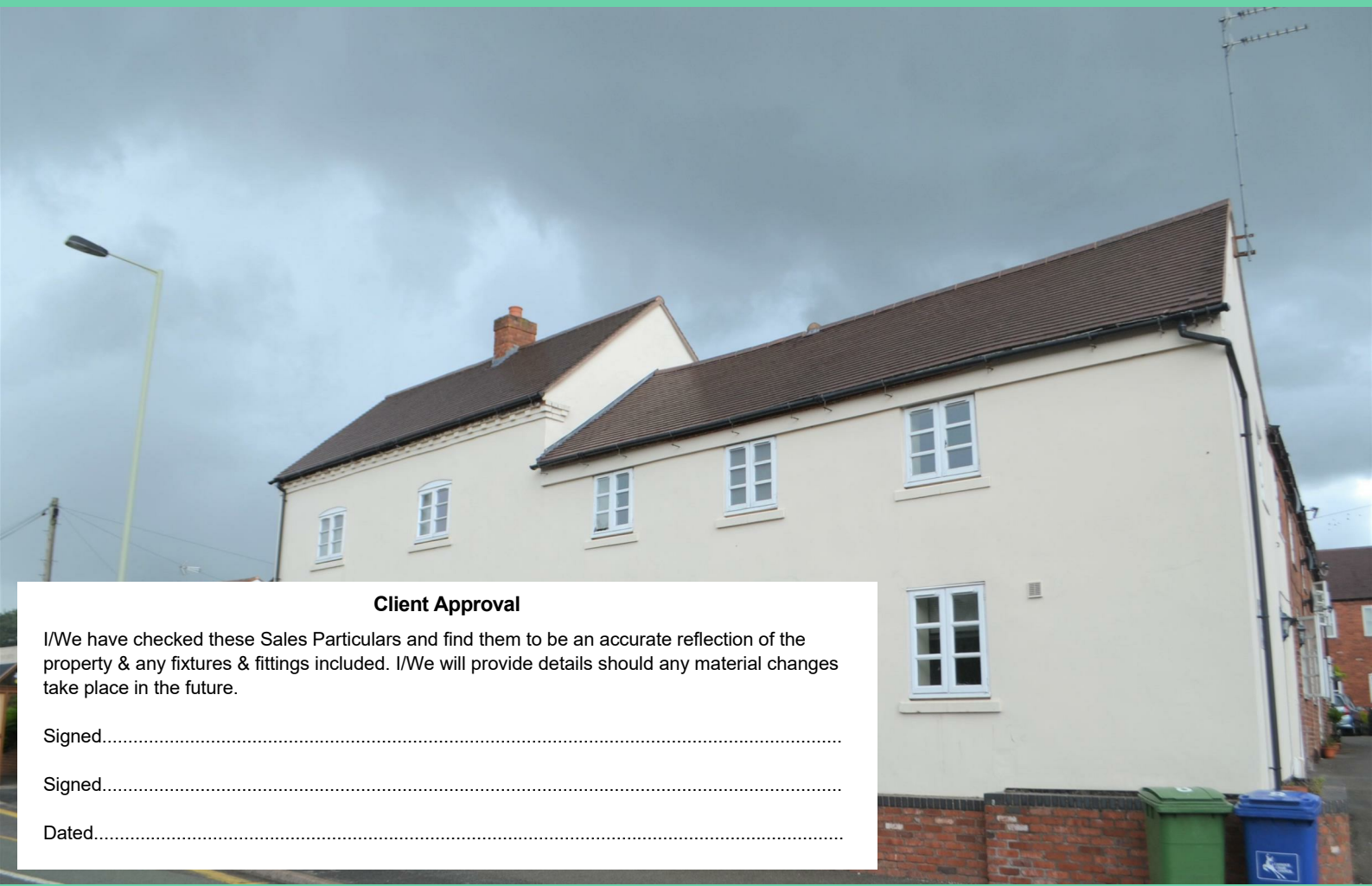




flint & co

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Client Approval

I/We have checked these Sales Particulars and find them to be an accurate reflection of the property & any fixtures & fittings included. I/We will provide details should any material changes take place in the future.

Signed.....

Signed.....

Dated.....

8 Brereton Mews, Main Road,, Brereton, Rugeley, Staffordshire, WS15 1DX
£119,950

A spacious, individual two bedroom apartment located in Rugeley close to shops amenities and public transport routes. This property must be viewed to fully appreciate character and size of both living areas and bedroom sizes. In brief the accommodation comprises of: Entrance hallway, lounge, two good sized bedrooms, family bathroom, kitchen/diner, off road parking and the property also benefits from having off road parking.

This property is offered with NO CHAIN.

*****IDEAL FIRST TIME BUY*****IDEAL BUY TO LET*****



Entrance hallway

A door and stairs lead up to first floor accommodation.

Hallyway/landing

Having two ceiling light points, loft access, storage cupboard and a double glazed window to the side.

Lounge

18'5" x 12'11" max 10'5" min (5.61m" x 3.94m" max 3.18m" min)

Having two ceiling light points, power points, radiator and a double glazed window to the rear and side.

Kitchen/diner

12'1" x 7'6" (3.68m" x 2.29m")

Having a range of wall mounted ans base units with roll top work surfaces over incorporating a steel sink and drainer, plumbing for a washing machine, built in electric hob and oven with extractor hood over, partial wall tiling, ceiling light point, radiator and a double glazed window to the side.

Master bedroom

13'11" x 11'6" (4.24m" x 3.51m")

Having a ceiling light point, power points, radiator and a double glazed window to the front.

Bedroom two

10'6" x 9'9" (3.05m'1.83m' x 2.97m")

Having a ceiling light point, power points, radiator and double glazed window to the front.

Family bathroom

A white suite comprises of low level WC, pedestal wash hand basin bath with a shower over, partial wall tiling, a ceiling light point and an obscured double glazed window to the side.

Outside

There is one allocated parking space.



Council tax band: Tenure:

Agents note: Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested.

All dimension are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81 plus) A
(81-91) B			(69-81) B
(69-80) C			(55-69) C
(55-68) D			(39-54) D
(39-54) E			(21-39) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

