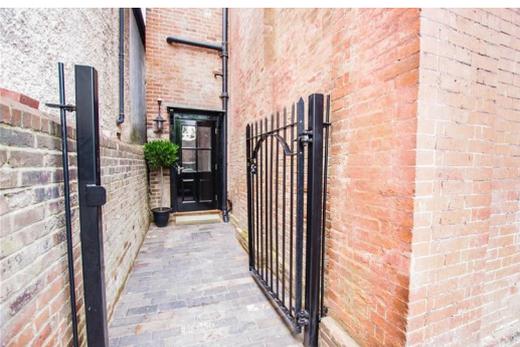


Your local property experts



9a Wolseley Road, Rugeley, WS15 2QH

Guide Price £150,000



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Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com

JR Properties are pleased to offer for sale this luxury ground floor apartment located in the fantastic new development Chancel House-an historic Grade II Listed renovated building. The apartment is offered with one allocated parking space and its own independent private entrance with small courtyard garden. Internally an array of period features can be found with high quality kitchen and bathroom fittings-the apartment is an ideal FTB/ Investment or retirement purchase.

Hallway

An impressive start to the property with quarry tiled and part wooden flooring, two radiators, feature arched brick ceiling and access to

Kitchen/ Living

15'5" x 13'3" (4.703 x 4.044)

A large open plan living space with the kitchen being partially built into the original inglenook fireplace of the house, window to rear, a range of base mounted units with work tops over, integral fridge freezer, oven and hob with extractor, inset sink and drainer, space and plumbing for washing machine, storage cupboard housing electrics and central heating boiler, radiator, feature beam and high ceiling

Inner Hallway

Having doors off to further accommodation, beams to ceiling, radiator and two windows

Shower Room

A luxury bathroom suite with skylight window, large shower with glass screen, low level wc, tiled flooring, part tiles to walls, radiator and vanity sink unit again with high ceiling

Bedroom

A large vaulted ceiling bedroom with beams, radiator and window

Outside

The property enjoys its own private entrance within the building. A parking space is allocated in front of the apartment, a period wrought iron lockable gate leads to a small courtyard area providing outside seating space and entrance to the apartment.

AGENTS NOTES: ONE ALLOCATED PARKING SPACE INCLUDED

Lease 125 years

£600 per year management fee

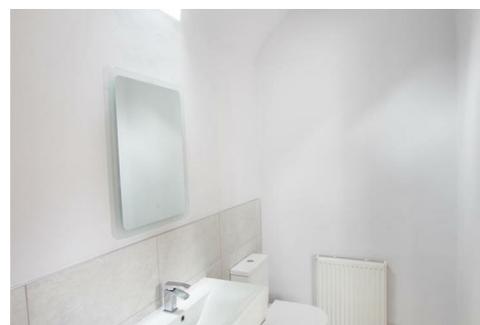
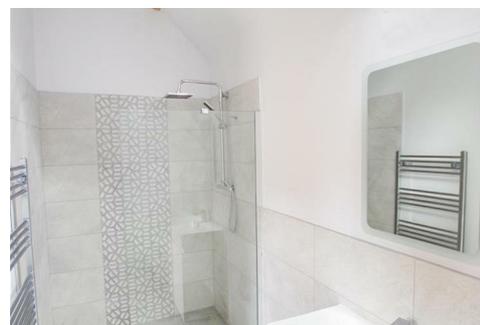
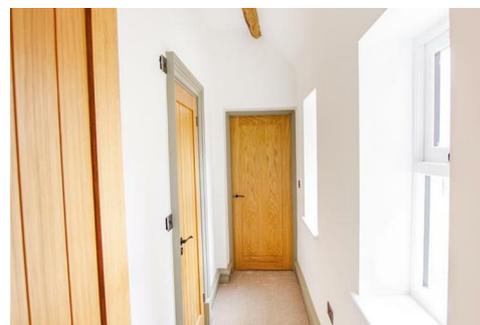
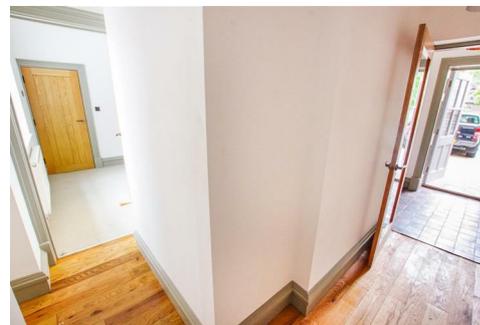
£120.00 per year ground rent

Disclaimer:

General Note: 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.

Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co operation in order that there will be no delay in agreeing the sale.

The Property Misdescriptions Act 1991: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor

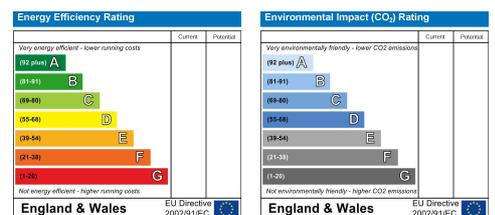


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or Surveyor.

Tenure: References to the tenure of the property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their Solicitor.

Viewing: Strictly by prior appointment through JR Properties Ltd on 01889 577731. Full details of all our properties can be found on our website: www.jrpropertiesstaffs.com



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