

# Your local property experts



91 Newman Grove, Rugeley, WS15 1BW

Guide Price £125,000



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Sales : 01889 577 731  
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JR Properties are pleased to offer For Sale this pleasant three bedroom mid terraced property closely situated to Rugeley Town Centre. The property is in need of modernisation and is being offered with No Upward Chain. The accommodation in brief consists of entrance hall, lounge, kitchen/diner, three good sized bedrooms, bathroom, front and rear gardens.

### Entrance Hall

Overhead lighting, radiator, stairs to first floor and door to lounge.

### Lounge

13'7" x 11'9" (4.153 x 3.600)

Overhead lighting, feature fireplace with electric fire, under stairs storage cupboard, double glazed window to front aspect and door to kitchen/diner.

### Kitchen/Diner

16'8" x 8'1" (5.101 x 2.478)

Having base and wall mounted units with preparation work surface over incorporating an inset sink and drainer with mixer tap over, space for cooker and other appliances. Overhead lighting, radiator, wall mounted Worcester Bosch central heating boiler, single glazed windows to rear aspect and door leading to rear garden.

### Landing

Overhead lighting, loft access, airing cupboard and doors off to;

### Bedroom One

10'1" x 9'3" (3.079 x 2.838)

Overhead lighting and double glazed window to front aspect.

### Bedroom Two

10'8" x 7'8" (3.271 x 2.343)

Overhead lighting and single glazed window to rear aspect.

### Bedroom Three

8'4" x 7'6" (2.549 x 2.308)

Overhead lighting and single glazed window to rear aspect.

### Bathroom

Having a suite comprising of low level wc, wash hand basin, bath with shower over, part wall tiling, overhead lighting and double glazed window to front aspect.

### Outside

To the front of the property there is a path leading to entrance, fenced boundary with lawn and display borders.

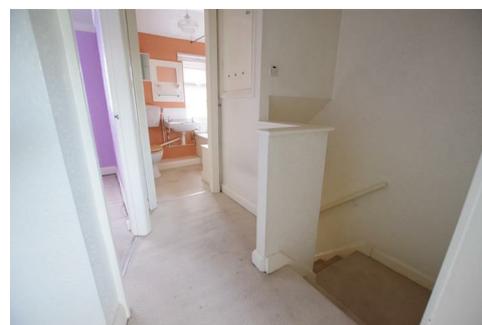
There is a fully enclosed rear garden with lawn, display borders, patio, garden shed and side gate leading to neighbouring property giving pedestrian access to the front.

### 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

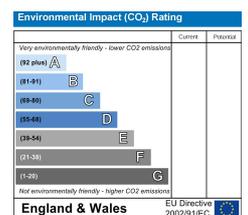
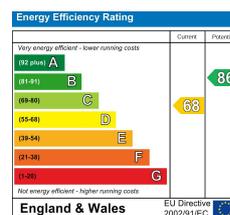


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themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor 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](http://www.jrpropertiesstaffs.com)



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