



40 Chester Road Rugeley, WS15 1GD

**** IDEAL FOR INVESTORS****

**** CASH BUYERS** SOLD WITH TENANT IN SITU ****

Discover your perfect home on the sought-after Birches Estate in Rugeley! This stunning one-bedroom maisonette offers modern living with a touch of elegance.

Step into a welcoming separate hallway with stairs leading to a bright landing. The spacious open-plan living, kitchen, and dining area is beautifully decorated and finished to an exceptional standard, perfect for relaxing or entertaining.

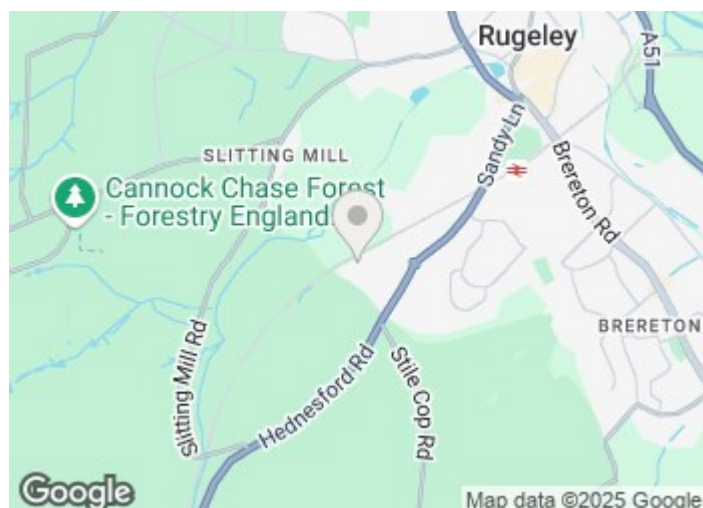
The large bedroom features a fitted wardrobe for ample storage, while the fantastic-sized bathroom includes a luxurious shower over the bath. Additional perks include two generous parking spaces at the rear,

Asking Price £99,950

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- !! NO APPLICATION FEES !!
- ONE DOUBLE BEDROOM
- OPEN PLAN LIVING
- FITTED WARDROBE TO BEDROOM
- LARGE BATHROOM WITH SHOWER OVER BATH
- TWO ALLOCATED PARKING SPACES
- MAISONETTE
- EASY ACCESS TO LOCAL AMMENTIES
- EASY ACCESS TO MAIN ROADS
- COUNCIL TAX BAND- A



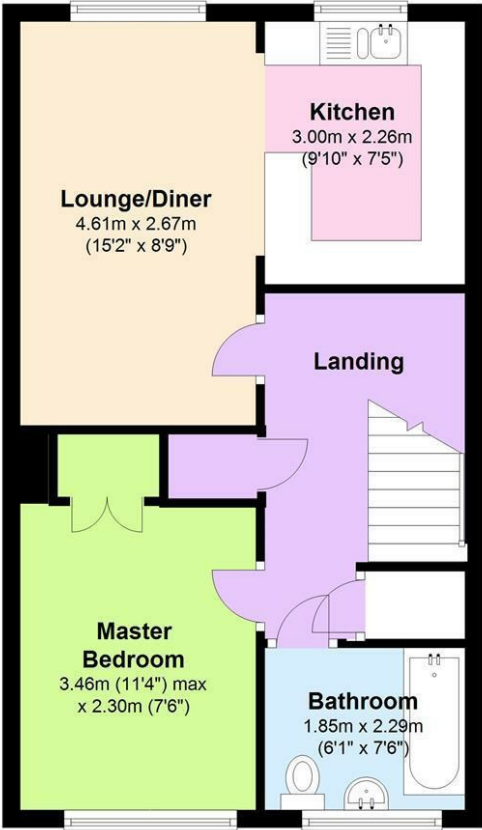
Directions



Floor Plan

Ground Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxeter-Ashbourne
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England & Wales		
EU Directive 2002/91/EC		