



Rugeley Road, Chase Terrace  
Burntwood, WS7 1AG

Offers in the Region Of £390,000



# Chase Terrace

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Welcome to Rugeley Road, a charming Victorian property that has been extended and tastefully refined by its current owners boasting original features and versatile living space.

Internally you have a welcoming entrance hall, spacious family living room, open plan kitchen diner with feature log burner and also an additional snug/sitting room.

The ground floor also has a useful utility room, guest W/C and garage/store. Stairs lead to the first floor where the property boasts four generous bedrooms, en suite W/C and large family bathroom.

Outside is a pleasant privately enclosed rear garden, decked area and gated multi vehicle parking.

Nearby amenities include a handful of shops, local schools and easily accessible transport links all within walking distance.

If you are looking for a characterful family home in a sought after location then call now to view!!!











## Property Specification

SOUGHT AFTER LOCATION  
FOUR BEDROOMS  
TWO RECEPTION ROOMS  
ENVIABLE PLOT SIZE  
KITCHEN DINER WITH FEATURE LOG BURNER

### Reception Hall

Living Room 14' 8" x 11' 7" (4.46m x 3.53m)

Open Plan Kitchen Diner 20' 7" x 11' 6" (6.27m x 3.51m)

Sitting Room 11' 8" x 11' 1" (3.56m x 3.38m)

Guest W/C

Utility Room 10' 6" x 7' 0" (3.20m x 2.13m)

Landing

Bedroom One 15' 0" x 9' 10" (4.57m x 3.00m)

En Suite W/C

Bedroom Two 12' 9" x 11' 8" (3.89m x 3.56m)

Bedroom Three 10' 7" x 7' 3" (3.23m x 2.20m)

Bedroom Four 10' 5" x 8' 7" (3.18m x 2.62m)

Family Bathroom

### Agent's 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 dimensions 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.  
Came on the market:

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: D  
Tenure: Freehold

# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

