



Rugeley Road,
Burntwood, WS7 9BE

Offers in the Region Of £425,000

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****NO CHAIN****

Welcome to Rugeley Road, a versatile and individually designed four bedroom detached property situated on a sought after street near to Fulfen Primary School.

Internally this wonderful home has an inviting entrance hallway, spacious family living room with stunning freestanding fireplace, modern well equipped kitchen with integral appliances, separate dining room/additional living room and also a ground floor double bedroom. The ground floor also has a utility room, guest w/c and modern bathroom with jacuzzi bath and separate shower.

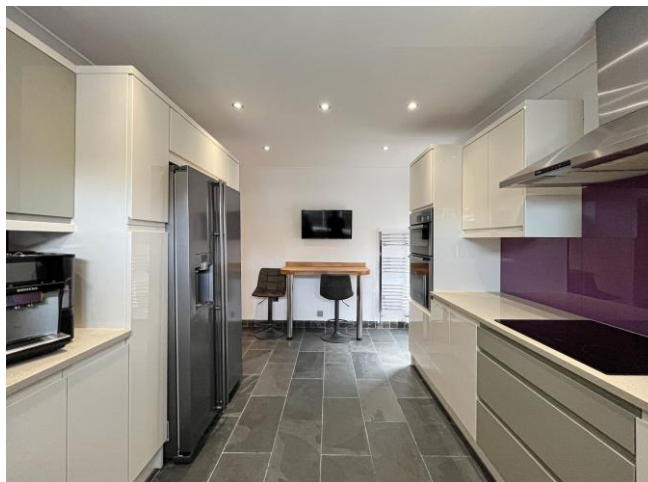
Stairs lead to the first floor where you have two more double bedrooms, a single bedroom/office space and another shower room.

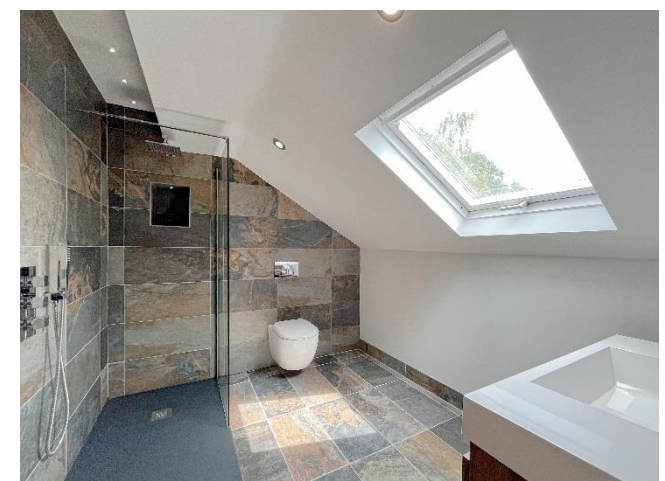
Outside is a well manicured and privately enclosed rear garden, easy to maintain and a great entertaining space.

To the fore the property is nicely set back from the road and offers multi vehicle parking.

Nearby amenities include shops within walking distance, local primary and secondary schools as well as easily accessible transport links.

CALL NOW TO BOOK A VIEWING!!!







Property Specification

FOUR BEDROOMS
VERSATILE LAYOUT
INDIVIDUALLY DESIGNED PROPERTY
NEAR TO FULFEN PRIMARY SCHOOL
CLOSE TO SWAN ISLAND

Hall

Living Room 7.16m (23'6") x 4.24m (13'11")

Dining Room 4.29m (14'1") x 3.37m (11'1")

Kitchen 4.80m (15'9") x 3.02m (9'11")

Utility 2.47m (8'1") x 2.41m (7'11")

Landing

Bedroom 1 4.52m (14'10") x 4.47m (14'8") plus
2.34m (7'8") x 2.34m (7'8")

Bedroom 2 3.95m (12'11") x 3.00m (9'10") plus
2.34m (7'8") x 2.34m (7'8")

Bedroom 3 4.85m (15'11") x 3.02m (9'11")

Office/Bedroom 4 3.48m (11'5") x 1.60m (5'3") plus
2.34m (7'8") x 2.34m (7'8")

Bathroom

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		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

