



Keable Homes Ltd
Sales & Lettings

Ruston Road
Burntwood, Staffs, WS7 3RU

- UNDER NHBC GUARANTEE
- THREE BEDROOMS
- DETACHED GARAGE
- LANDSCAPED REAR GARDEN

£242,995
EPC Rating '83'





Property Description

Keable Homes are delighted to bring to market this beautifully presented family home in sought after Burntwood. Having been exceptionally well styled and decorated, this home offers a fantastic opportunity for a buyer looking to purchase a property with no work to be carried out.

To the side is a long driveway providing parking for two to three vehicles, and a detached single garage. The rear garden has been attractively landscaped to provide patio areas, lawn and raised planters. To the front is a small garden with a slabbed pathway and decorative gravel. The house overlooks the children's play park which can be viewed from the kitchen window.





The property briefly comprises of a fully fitted breakfast kitchen, spacious living room and guest WC to the ground floor. There is a huge, double bedroom to the second floor and a further well proportioned single bedroom and the family bathroom. To the top floor is the spacious master bedroom suite with shower room.

The house sits within a short distance of the A5, M6 and M6 toll road making it an excellent choice for commuters. There are excellent local schools close by, and all local amenities including a large Morrisons supermarket just minutes away.

APPROACHED VIA:

FRONT GARDEN -

with a lawned garden with shrubs bordering. There is a slabbed pathway to the composite front door, with decorative gravel alongside. The driveway to the side provides parking for two to three vehicles.

ENTRANCE HALLWAY

(4.80m x 2.38m) - with carpeted flooring, a central heating radiator, two ceiling light points and the stairs leading to the first floor. There is a large, useful under stairs storage cupboard and doors lead through into the living room, guest WC and into:

BREAKFAST KITCHEN

(3.77m x 2.75m) - with all appliances integrated to include a fridge freezer, washing machine, dishwasher, gas hob and electric oven and extractor hood over. There are modern wall and base units with wood effect work surface over. The sink is stainless steel with one and a half sinks and drainer and mixer tap over. To the front is a UPVC double glazed window overlooking the play park, there is a ceiling light point, central heating radiator and vinyl flooring. There is space to the front of the room for a small breakfast table.

LIVING ROOM

(4.23m x 3.82m) - a bright spacious room with carpeted flooring, a central heating radiator, ceiling light point and UPVC double glazed patio doors opening out onto the rear garden. There is ample space for a dining table.





GUEST WC

(1.85m x 1.03m) - with a white suite comprising of a pedestal hand wash basin and low level WC. The flooring is vinyl and the walls are part tiled. There is a ceiling light point, extractor and central heating radiator.

TO THE FIRST FLOOR -

LANDING -

with carpeted flooring continuing up the stairs, access to bedrooms two and three and the family bathroom. There are two ceiling light points, a smoke detector alarm and a central heating radiator.



BEDROOM TWO

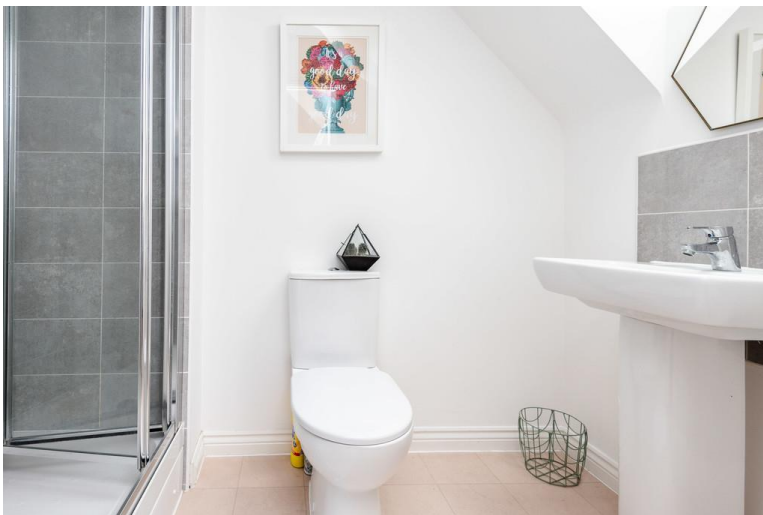
(4.23m x 3.85m) - this is a huge double bedroom with carpeted flooring, a ceiling light point and central heating radiator. The UPVC double glazed window overlooks the rear garden.

BEDROOM THREE

(2.89m x 2.19m) - a good sized single bedroom with carpeted flooring, a ceiling light point, central heating radiator and a UPVC double glazed window overlooking the front.

FAMILY BATHROOM

(2.15m x 1.90m) - a modern family bathroom with a white suite comprising of a panel bath, pedestal hand wash basin and low level WC. There is part tiling to the walls and vinyl to the floor. There is a ceiling light point, extractor and a central heating radiator.



MASTER BEDROOM INNER HALL

(1.97m x 1.48m) - this inner hall is closed behind a door and leads up to the master bedroom. It is carpeted and has a ceiling light point, central heating radiator and UPVC double glazed window to the front.

MASTER BEDROOM

(6.88m x 4.22m) - this is a colossal double bedroom with huge amounts of space. There is a UPVC double glazed window overlooking the front and a velux roof window to the rear. The flooring is carpeted, there is a central heating radiator and there are a number of wall light points. There is a useful built in wardrobe with hanging space and drawers, currently open plan to the room. A door leads through into:





EN-SUITE SHOWER ROOM -

a useful second bathroom with a shower enclosure housing an electric shower, a pedestal hand wash basin and low level WC. The flooring is vinyl and there is part tiling to the walls. There is a ceiling light point, central heating radiator and a velux roof window to the rear.

GARAGE -

with an up and over door and lighting, providing an additional parking space or storage.

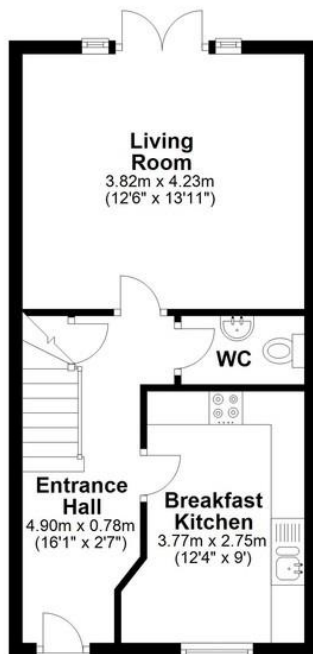
TO THE REAR -

the garden is a really good size and beautifully presented. The current owners have had the garden landscaped with modern patio paving outside the french doors, and a larger area to the rear of the garden. It is mostly laid to lawn with raised planters. The garden is fully enclosed and there is gated access through to the front of the property.

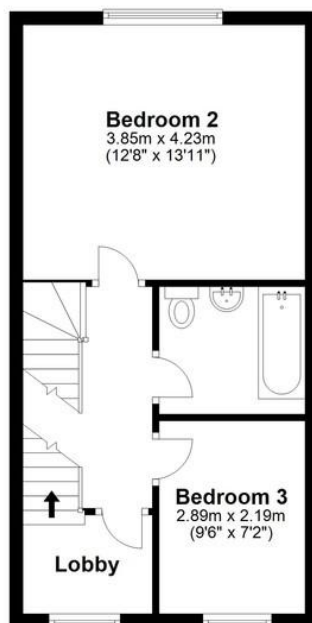
An early viewing is essential to appreciate the excellent presentation of the property. All viewings are strictly by appointment only via Keable Homes Ltd.

Please note: all measurements are approximate and intended as a guide only. Prospective purchasers should satisfy themselves of their accuracy.

Ground Floor



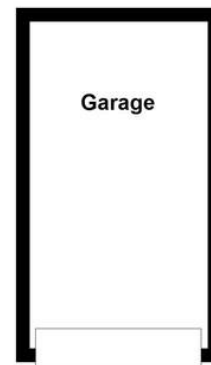
First Floor



Second Floor



Single Garage



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Suite 1
214 Watling Street
Bridgtown
Cannock

www.keablehomes.co.uk
sade.keable@keablehomes.co.uk
uk
01543 468847

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements