



Rugeley Road, Hazel Slade
Cannock, WS12 0PH

£175,000

Paul Carr Estate Agents are pleased to present this well-presented two bedroom mews property set within the picturesque village of Hazelslade available with no onward chain.

The accommodation comprises a spacious entrance hallway with understairs storage, an I-shaped 19ft+ lounge-diner with inset spotlights and a well appointed kitchen on the ground floor. The first floor benefits from two very well proportioned double bedrooms with fitted wardrobes and a family bathroom.

This mews property benefits from a picturesque setting with fields to the rear and the Beau Desert Golf Club to the front. Externally the property also benefits from a well maintained communal courtyard, an allocated parking space as well as several visitor bays for guests.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Gas, Electricity, Water, Drainage.

Viewings: Strictly via appointment through our Cannock Residential Sales Department on 01543 398968

or via Cannock@paulcarrestateagents.co.uk



Entrance Hall

Lounge-Diner

14' 0" x 19' 2" (4.27m x 5.84m)

Kitchen

7' 10" x 12' 2" (2.39m x 3.70m)

First Floor Landing

Bedroom One

10' 9" x 19' 2" (3.27m x 5.84m)

Bedroom Two

11' 1" x 12' 2" (3.39m x 3.70m)

Family Bathroom

6' 4" x 7' 3" (1.94m x 2.20m)



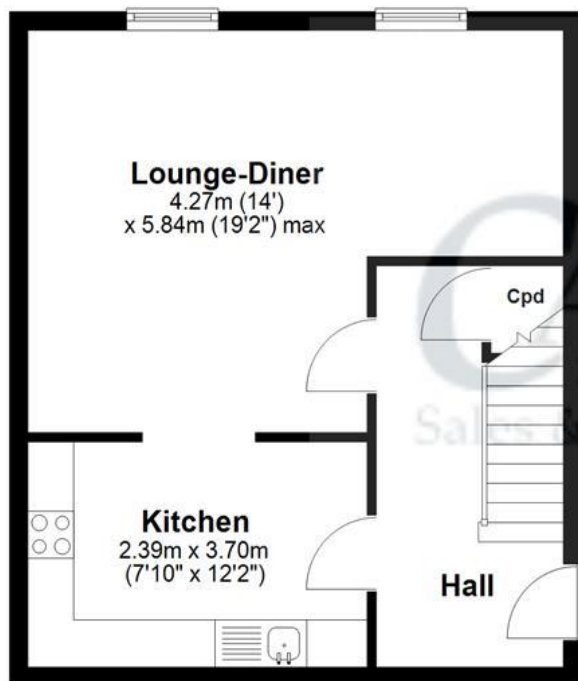


Floor Plan

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

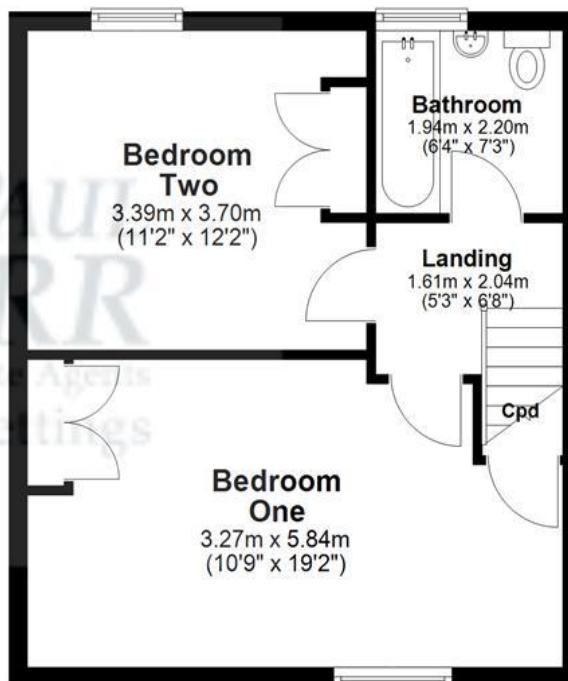
Ground Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.3 sq. feet)

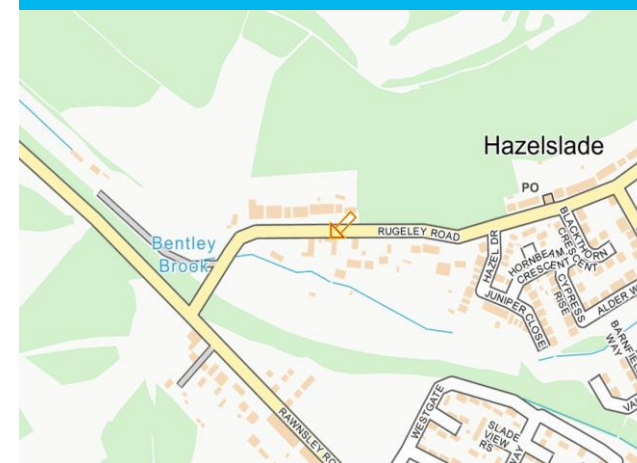


Total area: approx. 79.3 sq. metres (853.2 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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: