

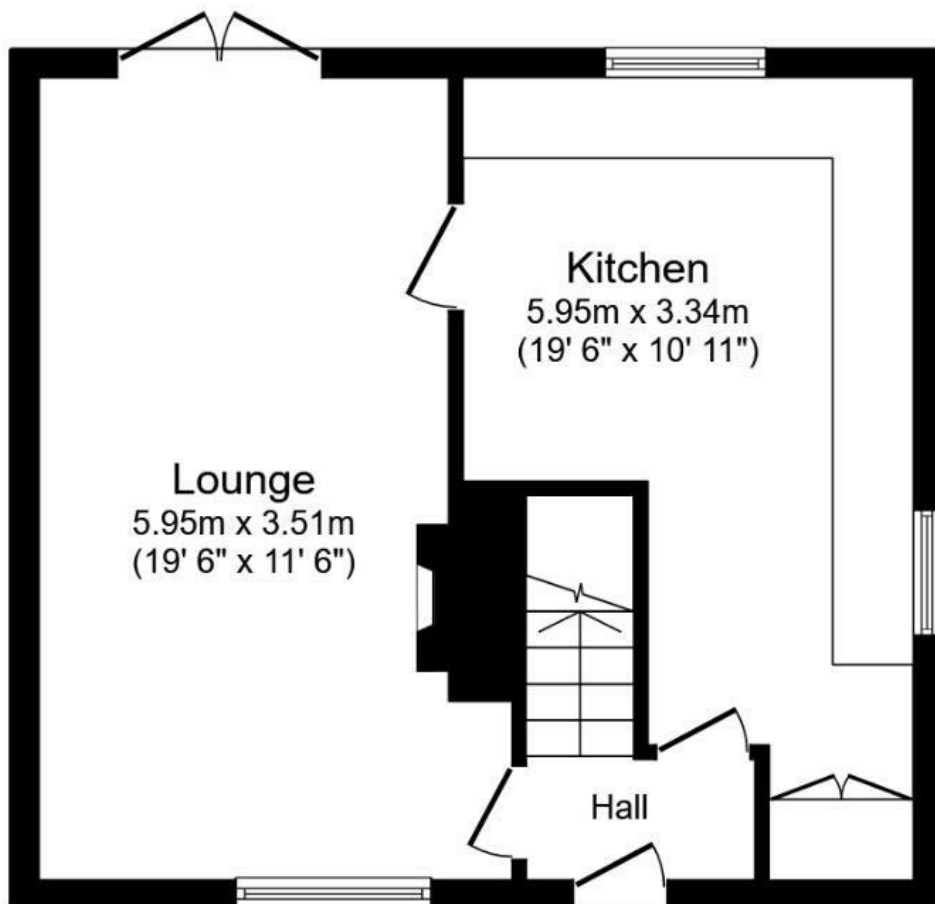


15 Curzon Place, Rugeley, Staffordshire, WS15 1NX

Offers In Excess Of £160,000

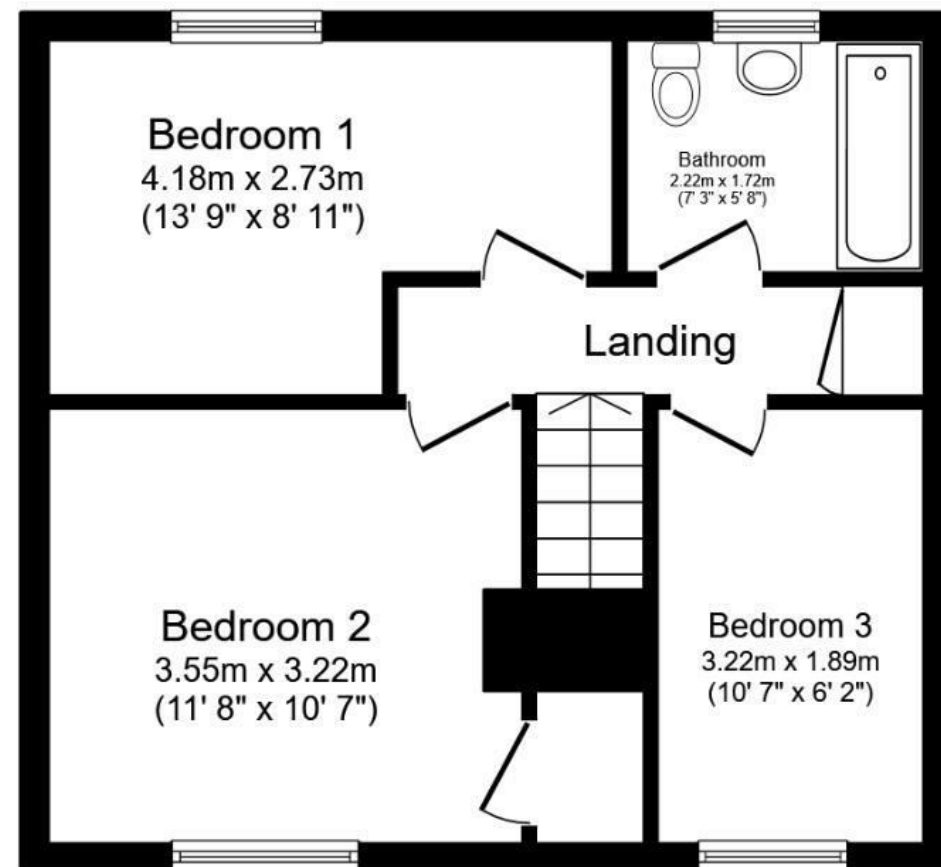
Perfect for first time buyers and located in a popular residential area of Rugeley is this three bedroomed semi-detached house with off-road parking. Positioned on a development which benefits from a bus service and local shops with the added bonus of being offered for sale with NO CHAIN. Having gas central heating and UPVC double-glazing, the accommodation briefly comprises of; Entrance Hallway, Living Room and Breakfast Kitchen. First Floor Landing, Three Bedrooms and a Family Bathroom. Gardens to front and rear. Driveway parking. EPC rating - D

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Ground Floor

Floor area 38.6 sq.m. (415 sq.ft.)



First Floor

Floor area 38.6 sq.m. (415 sq.ft.)

Total floor area: 77.1 sq.m. (830 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Entrance Hallway

accessed via a UPVC double-glazed front entrance door and having a ceiling light point, radiator, wood effect laminate flooring and stairs to the first floor. Door into the

Living Room

having a feature fireplace with a log burning stove on a tiled hearth and timber surround. Two ceiling light points, two radiators, UPVC double-glazed window to the front aspect and UPVC double-glazed French doors into the rear garden. Door into the

Breakfast Kitchen

fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink with drainer. Electric free-standing cooker with an extractor hood above and appliance spaces for a free-standing fridge-freezer, dishwasher and washing machine. Two ceiling light points, part tiling to walls, two useful fitted storage cupboards, radiator, tiled floor and UPVC double-glazed windows to the rear and side aspects

First Floor Landing

having a ceiling light point, loft access and a useful airing cupboard housing the central heating boiler

Bedroom One

benefitting from a useful fitted storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Three

having a ceiling light point, coving, radiator and a UPVC double-glazed window to the front aspect

Family Bathroom

having a panelled bath with an overhead mains powered shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, radiator, aqua panelling to the walls, vinyl flooring and a UPVC double-glazed window the rear aspect

Outside


the front of the property is set back from the road with an elevated, pebbled driveway providing off-road parking. There is a paved pathway to the front entrance door, a lawn and a timber pedestrian gate giving access to the rear of the property

the rear garden has a paved patio seating area and a lawn with well established hedges and trees. There is a brick storage shed, useful outside water tap, screen fencing and a timber pedestrian gate giving access to the front of the property

AGENTS NOTE

****Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, GOTO, to perform these checks, for which they charge a fee.****

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









