

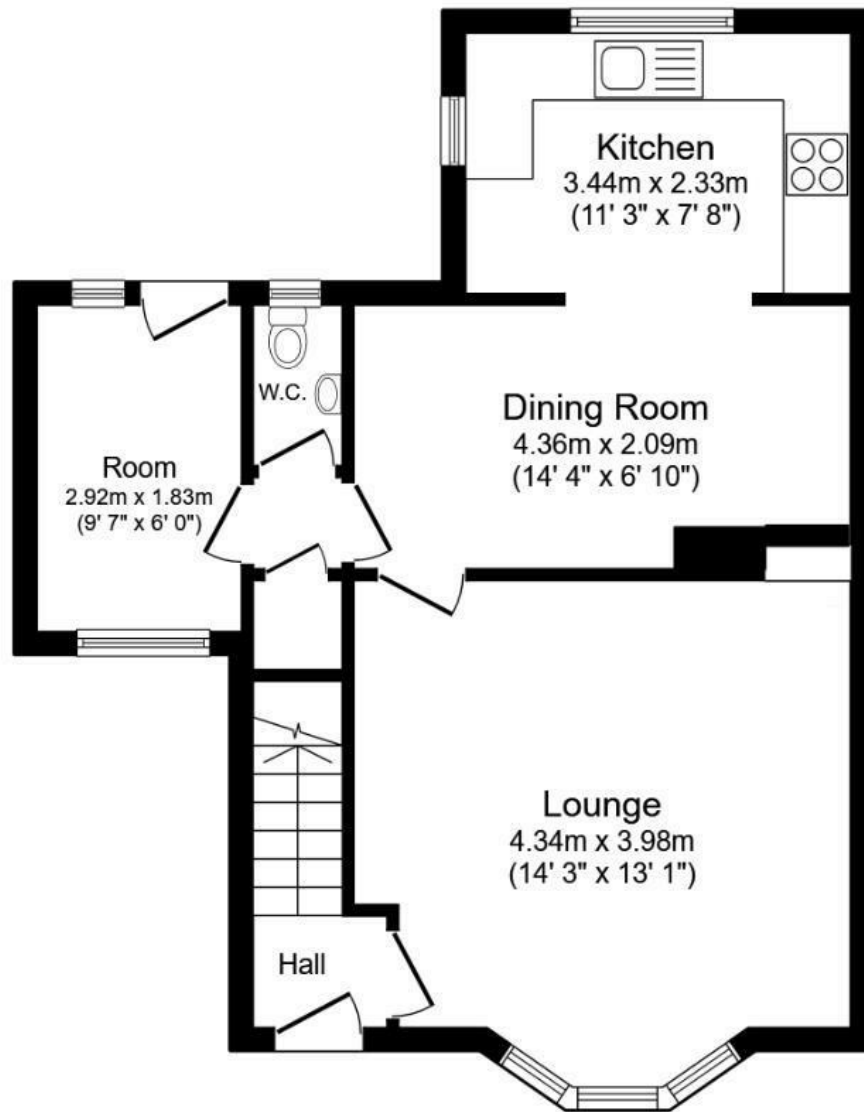


19 Fair View, Rugeley, WS15 4DJ

£260,000

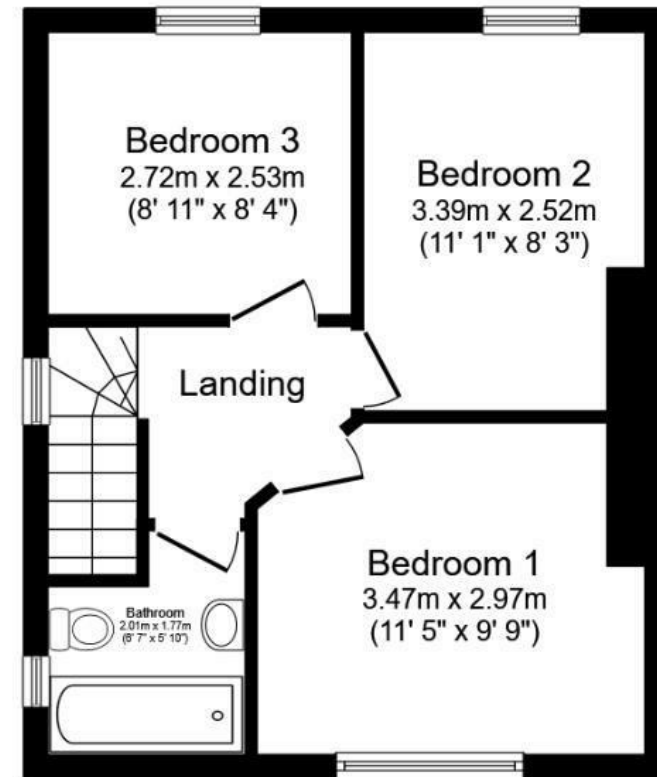
perfect for first time buyers and families, this extended semi detached house is situated in a quiet cul de sac in the sought after village of Handsacre. Positioned for access to all local amenities including a GP surgery, Post Office, Butchers, Shops and a Pharmacy as well as being convenient for local bus routes and main commuter links such as the A38 into Birmingham and Derby. Benefitting from Gas Central Heating and UPVC double-glazing, the property briefly comprises of; Entrance Hallway, Living Room, Open Plan Dining Kitchen, Rear Lobby, Guest Cloakroom and a Utility Room/Home Office. First Floor Landing, Three Bedrooms and a Family Bathroom. Driveway Parking to the front a Garden to the rear. EPC rating - C

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Ground Floor

Floor area 49.3 sq.m. (531 sq.ft.)



First Floor

Floor area 34.5 sq.m. (371 sq.ft.)

Total floor area: 83.8 sq.m. (902 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 Hall

having a ceiling light point, radiator, stairs leading to the first floor and a door into the

Living Room

having a ceiling light point, decorative dado rail, radiator, UPVC double-glazed window overlooking the front aspect and a door into the

Dining Kitchen

fitted with a range of wall and base units, roll top work surfaces with co-ordinating upstands and an inset stainless steel sink with drainer. Integrated electric oven with a gas hob and extractor hood, further appliance spaces for a fridge-freezer, dishwasher and a washing machine. Inset ceiling spotlights, ceiling light point, vertical radiator, laminate wood-effect flooring and UPVC double-glazed windows to the side and rear aspects

Rear Lobby

having a useful under stairs storage cupboard and access to the Guest WC and Office/Utility

Guest WC

having a wall mounted hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point and a UPVC double-glazed window to the rear aspect

Office/Utility Room

a versatile room which could be used as a Utility space or work from home office. Accessed from the Rear Lobby and having a ceiling light point, wall mounted Worcester Bosch central heating boiler, radiator, laminate wood-effect flooring, UPVC double-glazed window to the front aspect and a UPVC double-glazed door leading into the rear garden

First Floor Landing

having a ceiling light point, loft access and a UPVC double-glazed window to the side aspect

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

having a panelled bath with an overhead mains powered shower fitment, screen and surround tiling to the walls, pedestal hand wash basin and a close-coupled WC. Ceiling light point, towel radiator and a UPVC double-glazed window to the side aspect

Outside

the front of the property is set back from the road with a driveway providing off-road parking, pebbled frontage with some well established shrubs, steps to the front entrance door and a useful pedestrian gate giving access to the rear of the property

the good-sized rear garden has paved patio seating areas perfect for outside dining and entertaining, lawn, mature shrubs, screen fencing, useful outside water tap and a 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, Coadjute, 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		83
(69-80) C	69	
(55-68) D		
(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.



