



Rugeley Road
Chase Terrace

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Lovett&Co. Estate Agents are delighted to offer for sale the stunning four bedroom detached family home situated on a generous corner plot.

The property offers a well balanced mix of traditional features with a modern finish and would make a perfect family home with its spacious living areas and four double bedrooms, as well as the large private rear garden and gated driveway.

The property briefly comprises: entrance hallway, lounge, stunning open plan kitchen diner, further family room/diner, guest WC, utility area and garage store, plus cellar, gallery landing, family bathroom, four double bedrooms plus a WC en-suite to the master bedroom.

Other benefits include UPVC double glazing fitted around 18 months ago (as of summer 2023), gas central heating system, plus log burner fitted in the kitchen.

It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away

RECEPTION HALL:

Composite entrance door with intelligent Vale locking system, laminate flooring, ceiling light point, stairs to the first floor, doors to the lounge, kitchen diner and cellar.

LOUNGE:

4.46m x 3.53m (14' 8" x 11' 7")
Feature fireplace with space for an electric log burner effect fire, carpeted flooring, coving, TV aerial sockets, ceiling light points, radiator, windows to the front and rear.

OPEN PLAN KITCHEN-DINER:

6.27m x 3.51m (20' 7" x 11' 6")
The kitchen has a range of base cupboards and drawers with round edge work tops above, tiled splashback surround, wall mounted cupboards, inset stainless steel

twin bowl sink, space for dishwasher and space for double width range style cooker. The kitchen opens into a side porch area having UPVC double glazed windows and stable door opening to the parking area, pitched self cleaning blue tinted glass roof, laminate floor, courtesy door to garage/store and further door opens to the WC. There is also a feature log burner.

FAMILY ROOM/DINER:

3.56m x 3.38m (11' 8" x 11' 1")
Carpeted flooring, ceiling light points, radiator, windows to front, versatile room which could be used as a study, play room, sitting room or even an extra bedroom if required.

GUEST WC:

Suite comprising: low level WC, hand wash basin, ceramic tiled flooring and tiled splashback.

UTILITY AREA:

3.20m (10' 6") x 2.13m (7' 0")
Forming part of the original garage area with double opening doors to the rear, it provides space and plumbing for white goods including a washing machine and dryer, there is a further door to the store room.

CLOAK ROOM/STORAGE AREA:

Carpeted flooring, ceiling light point and window to rear. This room has the potential to be developed.

FIRST FLOOR GALLERY LANDING:

Carpeted flooring, ceiling light point, radiator, access to loft, doors off to four bedrooms and family bathroom.

BEDROOM ONE:

4.57m (15' 0") x 2.99m (9' 10")
Built in wardrobes, carpeted flooring, ceiling light points, coving, radiator, window to front and door to the en-suite WC which also houses the boiler.

EN-SUITE WC:

Low level WC, light point, wall mounted gas boiler.

BEDROOM TWO:

3.89m (12' 9") x 3.56m (11' 8")
Carpeted flooring, ceiling light points, coving, radiator, windows to rear and side.





BEDROOM THREE:

Carpeted flooring, ceiling light points, coving, radiator and window to front.

BEDROOM FOUR:

3.18m (11' 5") x 2.62m (8' 7")

Carpeted flooring, ceiling light points, radiator and window to side.

FAMILY BATHROOM:

White suite comprising: bath, separate shower cubicle, pedestal wash hand basin, W/C, half height contemporary wall tiling, laminate flooring, ceiling light point, radiator, extractor fan and obscured window to side.

EXTERNALLY:

To the left is gated access to the the large block paved drive with parking for numerous vehicles. The private rear garden is enclosed by fenced & hedged borders with gated side access and features; patio area ideal for entertaining, concrete pathway with lawns either side boarded by a variety of attractive plants & shrubs, Space for two sheds & greenhouse, outside lighting & cold water tap.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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