



Rugeley Road
Burntwood

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Lovett&Co. Estate Agents are delighted to offer for sale this renovated two bedroom terraced mews style property.

This type of property would make a great alternative for first time buyers or investors who might be looking to purchase an apartment with the advantage of no service charges or ground rent to pay but the benefits of a traditional house being set over two floors.

Please note this property only has a front garden plus parking to the rear. There is no private rear garden.

Work carried out on the property by the current vendors includes; electrical rewiring, new windows and front door, new rendering to the front, additional loft insulation and new gas boiler making this property ready to move into for any prospective buyer.

The property briefly comprises: spacious lounge, modern fitted kitchen, large bathroom, landing and two double bedrooms plus a loft space.

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.

LOUNGE:

12' 4" x 12' 0" (3.76m x 3.65m)

Feature fireplace ornamental brick fireplace, carpeted flooring, TV aerial & phone sockets, ceiling light points, entrance door and windows to the front and side, radiator, opening to the stairs and small hallway to the kitchen with recess for a fridge-freezer.

BREAKFAST KITCHEN:

7' 7" x 12' 0" (2.30m x 3.65m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces including breakfast bar, inset bowl sink and drainer with mono tap, space for a cooker and washing machine, radiator, light point, window to the front and door to the bathroom.

LARGE BATHROOM:

7' 7" x 13' 0" (2.30m x 3.95m)

White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light points, wall mounted gas combi boiler, and window to rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms.

BEDROOM ONE:

12' 4" x 12' 0" (3.76m x 3.65m)

Carpeted flooring, radiator, ceiling light point and window to the front.





BEDROOM TWO:

7' 7" x 12' 0" (2.31m x 3.65m)

Built in cupboard with access to the loft space, carpeted flooring, ceiling light point, radiator and window to the front.

EXTERNALLY:

At the front is a gated lawn garden with quarter height brick wall border and pathway to the front door. Parking to the property is at the rear where you can also access the garage. PLEASE NOTE: there is no rear garden.

VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



