HUNTERS®

HERE TO GET *you* THERE



Rugeley Road

Chase Terrace, Burntwood, WS7 1AA

£240,000

3 1 1

Council Tax: B





- FREEHOLD SEMI DETACHED HOUSE
- LOUNGE WITH LOG BURNER
- DOUBLE GLAZED CONSERVATORY
- SEALED UNIT DOUBLE GLAZING
- DRIVEWAY PARKING FOR SEVERAL CARS
- THREE BEDROOMS
- KITCHEN DINER WITH OVEN & HOB
- BATHROOM
- GAS RADIATOR CENTRAL HEATING
- ENCLOSED REAR GARDEN WITH GARDEN ROOM/BAR





Hunters Burntwood are pleased to offer For Sale, this freehold semi-detached house is situated in a popular area and is in close proximity to a range of local amenities, additionally, the area is well-served by public transport, providing easy access to nearby towns and cities, which is perfect for commuters.

The property has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: entrance hall, lounge with log burner, fitted kitchen/diner with oven & hob, double glazed conservatory, landing, three bedrooms and bathroom. Outside the property offers driveway parking for several cars and an enclosed rear garden with garden room/bar.

HALL
having a composite entrance door with inset sealed unit double glazed window, double panel radiator and stairway leading off to the first floor.

LOUNGE
13'6"(max) x 13'4"(max) (4.11m(max) x 4.06m(max))
having a sealed unit double glazed front bow window, double panel radiator, telephone point & recess fireplace with Log burner,

KITCHEN/DINING AREA
16'9"(max) x 10'4"(max) (5.11m(max) x 3.15m(max))
Kitchen:- fitted with a range of matching base, drawer and wall mounted units, work surface incorporating a sink top with mixer tap & drainer, 4 ring halogen hob with cooker hood above, electric fan assisted oven, space and plumbing for an automatic washing machine, space & plumbing for a slimline dishwasher, ceiling spotlights and a sealed unit double glazed side window,

Dining Area:- with a sealed unit double glazed rear door, sealed unit double glazed rear window, gas fire/back boiler, feature tall radiator, laminate floor and inset ceiling spotlights.

CONSERVATORY
10'9" x 8'0" (3.28m x 2.44m)
having sealed unit double glazed windows to sides & rear, sealed unit double glazed double doors to the rear garden, laminate floor and light & power points.

LANDING
with a sealed unit double glazed side window, glass balustrade to the stairs and ceiling hatch to the roof space.

BEDROOM 1
11'2" x 8'7" (3.40m x 2.62m)
with a sealed unit double glazed front window and radiator.

BEROOM 2
10'4" x 9'8" (3.15m x 2.95m)
having a sealed unit double glazed rear window, radiator and cupboard containing the hot water tank

BEDROOM 3
7'9" x 6'9" (2.36m x 2.06m)
with a sealed unit double glazed front window and radiator.

BATHROOM
fitted with a white suite incorporating a panel bath

with Triton Enrich electric shower and screen above, hand basin with cupboard beneath, low flush W.C., towel radiator, panelled walls and a sealed unit double glazed rear window.

GARDEN ROOM/BAR

15'4 x 15'3" (4.67m x 4.65m)
having light & power points, bar, fitted Log Burner, sealed unit double glazed French doors and rear window.

OUTSIDE

To the front, the property is set back from the road, behind a small picket fence and has driveway parking for several cars. A gate gives access to the side entrance which leads to the rear garden which is enclosed by fencing & hedge and has a raised decked patio area, with lawn garden beyond

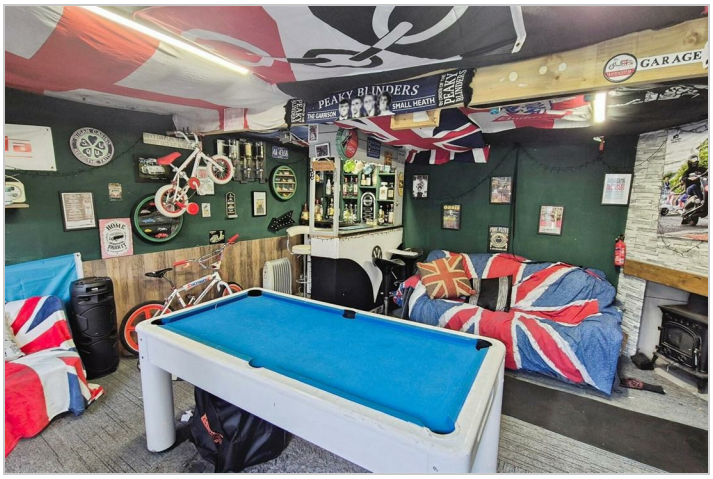
TENURE

The vendors are currently in the process of buying the Freehold, so the property will be Freehold on completion. For further details please contact the office.









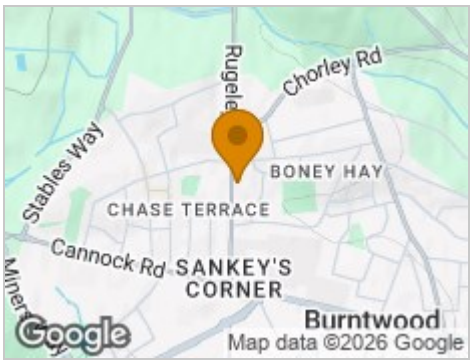
Road Map



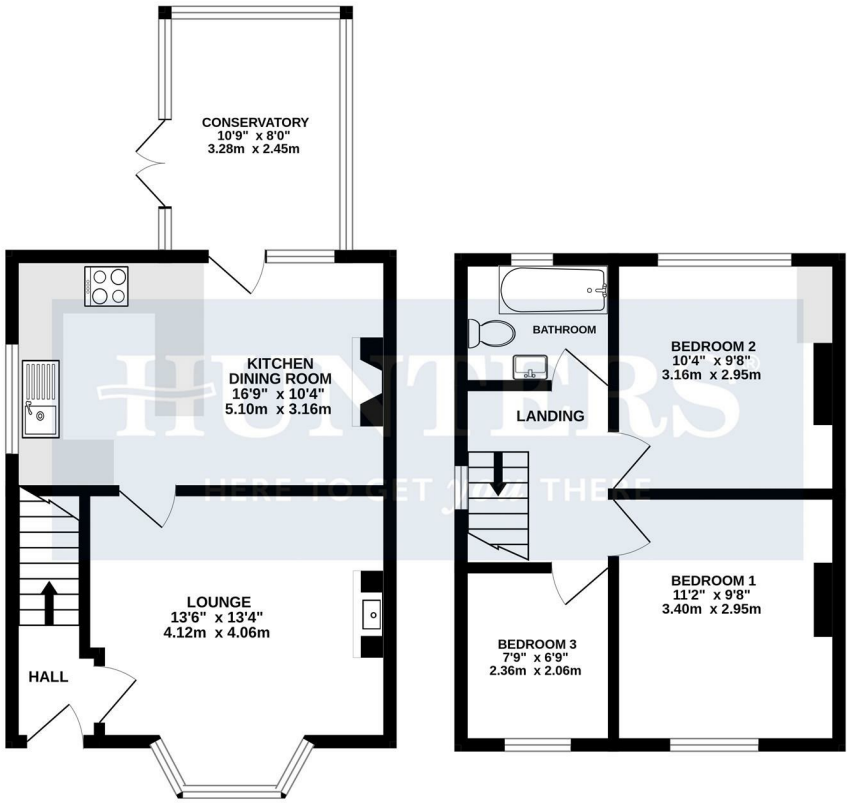
Hybrid Map



Terrain Map



Floor Plan



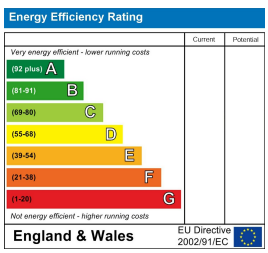
TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

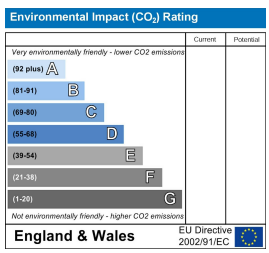
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.
THINKING OF SELLING? 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.

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