



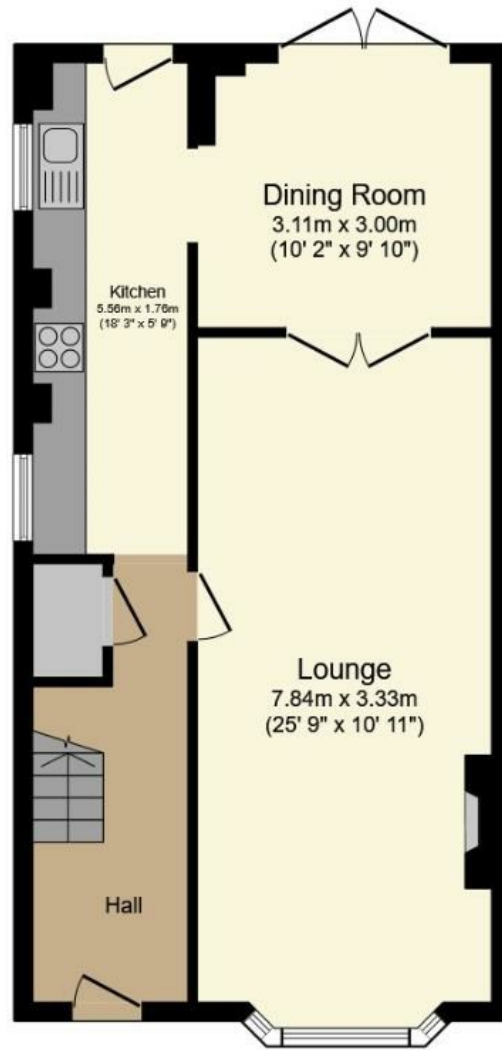
14 Hagley Road, Rugeley, WS15 2AL  
£220,000

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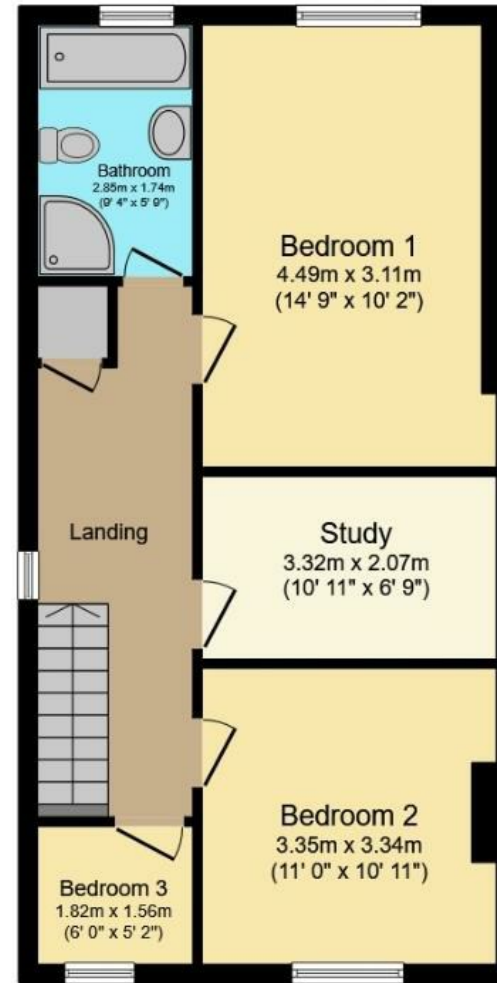
£220,000

this 1930's semi-detached property offers lots of living space as well as three bedrooms plus an office and is located conveniently for Rugeley town centre, local schools and transport links. Benefitting from being sold with no chain and having off-road parking to the rear, this home is a perfect first time buy. Gas central heating and UPVC double-glazing. The accommodation briefly comprises; Entrance Hall, Living Room, Dining Room and Kitchen. First Floor Landing, Three Bedrooms, Office and a Family Bathroom. Garden to the front and rear. Potential to convert the loft space STPP. Viewings are available immediately. EPC rating- D

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**Ground Floor**



**First Floor**

Total floor area 110.9 sq.m. (1,193 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 propertybox.io

### Entrance Hallway

accessed via a UPVC double-glazed front door and having useful under stairs storage. Ceiling light point with decorative ceiling rose, coving, radiator, laminate flooring and stairs to the first floor

### Living Room

having a feature fireplace with an inset electric fire on a marble hearth. Two ceiling light points with decorative ceiling roses, coving, two radiators, UPVC double-glazed bay window to the front aspect and double doors into the

### Dining Room

having a ceiling light point with a decorative ceiling rose, coving, radiator, laminate flooring, UPVC double-glazed doors into the rear garden and an open arch into the

### Kitchen

having a range of wall and base units, roll top work surfaces and an inset stainless steel sink and a half with drainer. Electric oven, gas hob with extractor hood and an integrated dishwasher as well as appliance spaces for under counter fridge, freezer and washing machine. Two ceiling strip lights, part tiling to the walls, radiator, laminate flooring, two UPVC double-glazed windows to the side aspect and a UPVC double-glazed door into the rear garden

### First Floor Landing

having a useful storage cupboard which houses the central heating boiler. Ceiling light point with decorative ceiling rose, coving, radiator and a UPVC double-glazed window to the side aspect

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Office

having a ceiling light point and coving

### Family Bathroom

having a four-piece suite comprising of a panelled bath, corner shower cubicle with an electric fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the rear aspect

### Outside

the property is elevated from the road with a lawn and steps leading to the front entrance door


the rear garden has a block paved patio area, lawn, raised beds, screen fencing with a timber pedestrian gate to the side and a useful outside water tap. There are double timber gates providing vehicular access to the paved parking space at the rear of the garden

### AGENTS NOTE

the loft at this property is not boarded, however, a Velux window has been installed to allow any potential purchaser to look into converting the loft space STPP

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.







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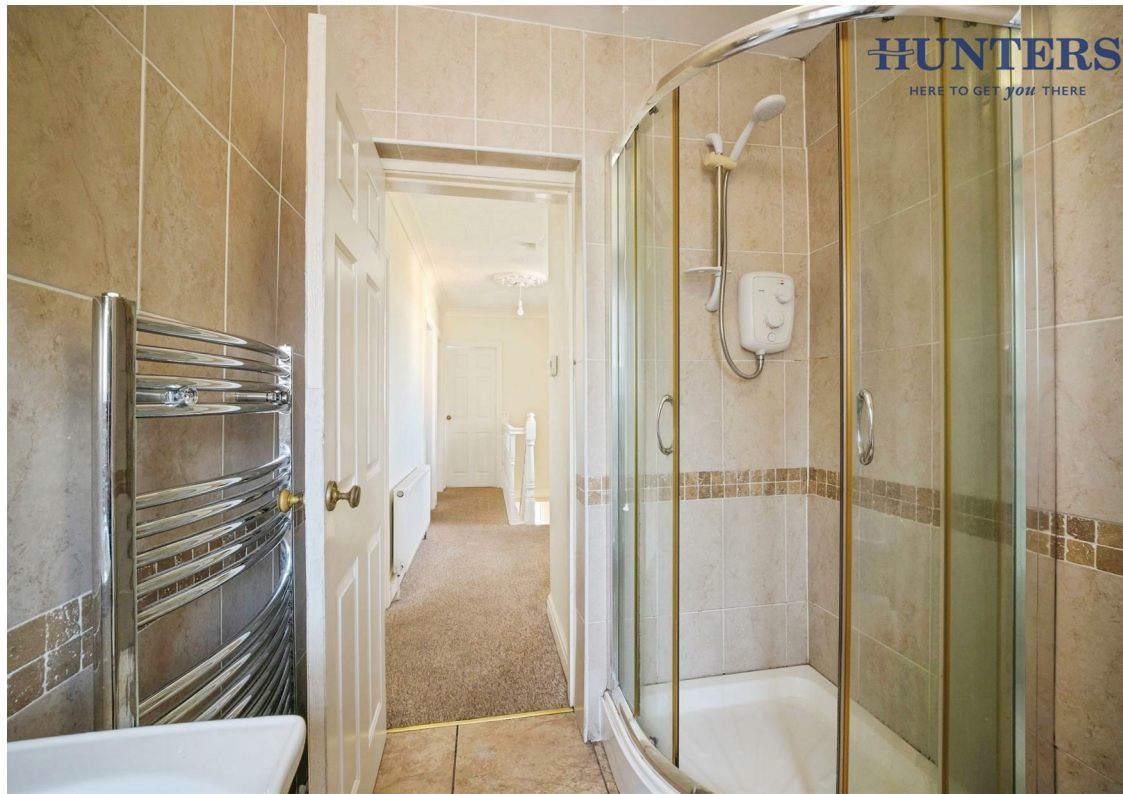
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