



CHARIOT

ESTATES

INDEPENDENT ESTATE AGENTS



165 Rugeley Road, Chase Terrace, Burntwood, Staffs, WS7 1NS

£260,000

- A good sized three bedroom semi-detached family home
- Modern throughout and beautifully presented
- Close to local amenities and easy access to commuter routes
- Epc D & Council tax band C
- No onward chain
- Garage, Guest W.C, Utility, Conservatory
- Viewing highly recommended
- Spacious driveway

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Chariot Estates are please to market this beautifully poremented three bedroom semi-deatched family home which has been thoughtfully updated to include contemporary features.

Upon entering, you are welcomed into a spacious reception room that provides an inviting space for family gatherings or entertaining guests. The layout is designed to maximise comfort and functionality, making it an ideal family home. The three well-proportioned bedrooms offer ample space for relaxation and personalisation, catering to the needs of families or individuals alike.

The property boasts a well-appointed bathroom, ensuring convenience for all residents. Additionally, the house benefits from a guest W.C, utility room and conservatory.

A valuable asset in this desirable location with a spacious driveway for ample parking.

One of the standout features of this home is the absence of a chain, allowing for a smooth and efficient purchase process. This is particularly appealing for those looking to move in without delay.

With its modern features and charming character, this semi-detached house is a wonderful opportunity for anyone seeking a family home in a friendly neighbourhood. Don't miss the chance to make this lovely property your own.



Council Tax Band: C



Entrance Hallway

Having a radiator, wooden style flooring and stairs leading off to the first floor accommodation and a door into:

Spacious Lounge

15'3" x 10'8"

Having a radiator, double glazed sliding patio doors into the conservatory and a double glazed window to the rear.

Modern Fitted Kitchen

10'2" x 7'2"

Having a range of wall mounted and base units, roll top work surfaces with a sink and drainer, electric oven, four ring gas hob with an extractor over, splash back, under counter lights, radiator and a double glazed window to fore.

Conservatory

9'10" x 9'5"

Having double glazed windows to the side and rear with a double glazed door that leads out into the rear garden.

Garage

17'3" x 7'2"

Having a metal up and over door, lighting and power points.

Spacious Landing

Having a double glazed window to the side, airing cupboard which houses the combi boiler, access into the roof and doors into:

Bedroom One

10'12" x 9'2"

Having a built in wardrobe, radiator and a double glazed window to the rear.

Bedroom Two

10'2" x 8'5"

Having a radiator, built in wardrobe and a double glazed window to fore.

Bedroom Three

10'12" x 5'10"

Having a radiator and a double glazed window to the rear.

Modern fitted bathroom

Comprising of a panelled bath with shower over, glass shower screen, wash hand basin set into a vanity unit, low level flush W.C, splash back tiling, extractor fan, radiator, additional subtle lighting, and a double glazed window to fore.

Enclosed Rear Garden

Having a paved patio area that leads to a lawn area, space for shed, gated access that leads out to the front of the property.

Disclaimer

An internal viewing is highly recommended to appreciate the layout, finish and size of the property.

Due to legislation we are required to carry out anti money laundering checks on all potential buyers and their giftors at a non-refundable fee of £48 INC of VAT and £12 INC VAT for a Ofsi sanctions check.

We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur. VIEWING: Strictly via Chariot Estates on 01543 68 68 77 TENURE: Freehold E-MAIL: burntwood@chariotestates.co.uk WEBSITE: www.chariotestates.co.uk



Directions

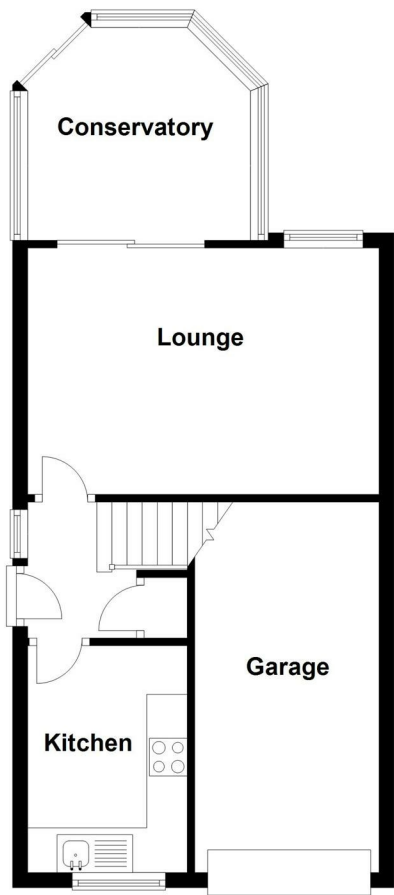
Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. 53.4 sq. metres (574.3 sq. feet)



First Floor
Approx. 38.7 sq. metres (416.7 sq. feet)

