



Rugeley Road, Chase Terrace
Burntwood, WS7 1NR

Offers in the Region Of £360,000

Chase Terrace

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Welcome to Rugeley Road, an extended detached family home situated in the ever popular Burntwood area.

Internally this fantastic property has a welcoming entrance hall, a stunning modern kitchen with integral appliances and quartz work surfaces, you also have a large family living room with feature fireplace and the addition of an orangery extension that can be used as another sitting room/snug area. The ground floor also boasts a separate dining room and guest W/C along with bags of storage space.

Stairs lead to the first floor where you have a wonderful landing area leading to three generous and well proportioned double bedrooms, all with space for or fitted wardrobes. The main bathroom has a separate shower and bath with a useful airing cupboard for more storage.

Outside is a simply beautiful rear garden set across two different levels offering versatile and useable space for any growing family. You can imagine hosting friends and family for bright summers days or evening BBQ's, making full use of the summer house! To the fore is vast amounts of parking on a tarmac driveway capable of holding multiple vehicles.

Nearby amenities include a handful of shops, easily accessible transport links as well as well regarded Primary and Secondary Schools within easy walking distance of the property. If you are looking for a well presented, deceptively spacious and unique family home then Rugeley Road could be the one for you!!!
CALL NOW TO VIEW!!









Property Specification

STUNNING FAMILY HOME
THREE DOUBLE BEDROOMS
WELL PRESENTED THROUGHOUT
MODERN KITCHEN & BATHROOM
ORANGERY

Hall

Living Room 5.81m (19'1") x 4.13m (13'7")

Kitchen 5.28m (17'4") max x 2.34m (7'8")

Dining Room 5.37m (17'8") x 2.55m (8'4")

Orangery 4.29m (14'1") x 3.12m (10'3")

WC

Landing

Bedroom 1 4.34m (14'3") x 2.86m (9'5") plus 1.25m (4'1") x 1.25m (4'1")

Bedroom 2 4.10m (13'5") x 2.64m (8'8") plus 1.25m (4'1") x 1.25m (4'1")

Bedroom 3 3.16m (10'4") x 3.12m (10'3") plus 1.25m (4'1") x 1.25m (4'1")

Bathroom

Services connected: Gas, Electric, Water, Drainage
Council tax band: C
Tenure: Freehold

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Map Location

