Connells

Rugeley Road
Chase Terrace Burntwood

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for sale
£325,000

Property Description

Connells Lichfield City are absolutely delighted to offer for sale this charming and deceptively spacious four bedroom character property boasting light and airy rooms.

The property has been sympathetically modernised and finished to an excellent standard whilst still retaining plenty of its original character and charm including exposed brick work, fireplaces and wooden beams. On the ground floor the property features a unique layout with generously proportioned rooms including a front sitting room, rear lounge, reception conservatory and a modern fitted galley kitchen with dining area. Upstairs the property offers three double bedrooms and a further single bedroom, there is an en-suite to the master bedroom, landing area and a spacious well equipped luxury bathroom.

Externally the property offers a delightful good sized and well maintained private rear garden as well as a driveway to fore.

The property benefits from UPVC double glazing and central heating through out.The property 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, library 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 approx 4 miles away. **A REAL MUST VISIT**

Living Room
12' 8" x 12' 1" (3.86m x 3.68m)

Lounge
13' 1" x 17' 5" (3.99m x 5.31m)

Dining Room
9' 3" x 12' (2.82m x 3.66m)

Kitchen
7' x 14' 6" (2.13m x 4.42m)

Conservatory
12' 4" x 13' 4" (3.76m x 4.06m)

First Floor Landing

Bedroom One
11' 4" x 10' (3.45m x 3.05m)

En-Suite
5' 8" x 3' 4" (1.73m x 1.02m)

Bedroom Two
11' 1" x 8' 7" (3.38m x 2.62m)

Bedroom Three
11' 9" x 8' 8" (3.58m x 2.64m)

Bedroom Four
9' 1" x 5' 5" (2.77m x 1.65m)

Family Bathroom
7' 3" x 13' 8" (2.21m x 4.17m)

Driveway

Pleasant Rear Garden

Rear Patio Area With Pergola

Ground Floor **First Floor**

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 www.focalagent.com

To view this property please contact Connells on

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11 & 13 Bore Street
LICHFIELD WS13 6LZ

EPC Rating: D

Council Tax
Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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