

Lovett & Co.
estate agents

Rugeley Road
Chase Terrace



Lovett&Co. Estate Agents are pleased to offer for sale this stunning two bedroom cottage style property with off road parking and large rear garden.

The property has been decorated and finished to a modern contemporary style throughout while still retaining much of its original charm and character.

The stand out features include: a spacious open plan lounge-diner with feature spiral staircase, a beautifully appointed breakfast kitchen with utility area, a modern family bathroom, two double bedrooms with a roof top terrace from the master bedroom and a part converted attic space ideal for use as a playroom/office. The property benefits from updated UPVC double glazing, gas central heating through out and a new felt roof above the kitchen.

Externally there is a secure electric gated side entrance driveway with parking in total for up to four vehicles, as well as a stunning landscaped rear garden with Indian stone patio area, artificial lawn, play area for children and large rear shed/workshop with electric and lighting.

It 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, 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 approximately 4 miles away.

LOUNGE-DINER:

11' 6" x 24' 6" (3.51m x 7.48m)

Wooden front entrance door, feature fireplace with gas fire, exposed ceiling beams, carpeted flooring, TV aerial & phone sockets, ceiling light points, spiral staircase to first floor, three windows to side, window to front and door to the breakfast kitchen.





BREAKFAST KITCHEN & UTILITY:

10' 10" x 17' 2" max (3.31m x 5.23m)

Range of modern fitted wall and base units incorporating cupboards, drawers and solid oak work surfaces, inset Belfast sink and mono tap, integrated electric oven and grill plus and four ring gas hob with extractor hood, further integrated fridge, freezer and dishwasher, rear utility area with fitted countertop and space below for a washing machine and dryer, ceiling lights and recess spot lighting, tiled flooring, contemporary gun metal vertical radiator, ceiling skylight, windows to the side and rear, split stable door to the side and door to the bathroom.

NEW BATHROOM:

Brand new fitted white suite comprising: bath with shower over and splash screen, wall mounted wash hand basin with drawers unit, low level WC, wall tiling, vinyl tiled effect flooring, ceiling spot lights, heated towel rail and window to rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms.

MASTER BEDROOM:

11' 11" x 10' 6" (3.64m x 3.19m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point and windows to rear, one being full height allowing access to the roof top terrace.

BEDROOM TWO:

11' 10" x 10' 6" (3.60m x 3.21m)

Carpeted flooring, loft access hatch, ceiling light point, radiator and window to front.

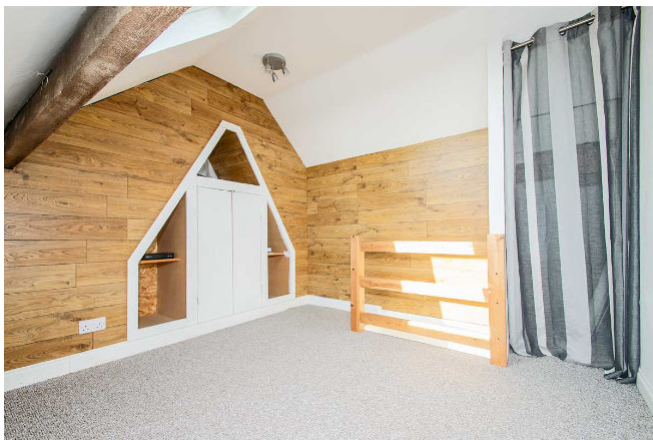
ATTIC ROOM:

9' 5" x 11' 9" (2.88m x 3.58m)

Folding pull down ladder and hatch from the second bedroom, carpeted flooring, ceiling light point, Velux window to the rear, storage cupboard and access to the large eaves storage space.

EXTERNALLY:

To the side is a driveway with secure electric gated entrance to the rear parking area, gardens and side



entrance (and shared access to the rear of the adjoining properties in the row). In total there is parking for up to four vehicles. The superbly presented and landscaped rear garden is access beyond the parking spaces via a block paved pathway which leads to the Indian stone patio area perfect for entertaining and barbecues, an artificial lawn ideal for children and pets plus wood chipped area to the rear leading to the large workshop with light and electric points. There are also a number of planted borders and flowerbeds plus outside lighting to the patio area and pathways.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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