



CHARIOT

ESTATES

INDEPENDENT ESTATE AGENTS



19-19A Rugeley Road, Chase Terrace, Burntwood, Staffs, WS7 1AG

£275,000

- Unique investment opportunity
- Detached property on Rugeley Road which is split into two self contained flats
- Off road parking to the rear
- Close to local amenities, shops, bus routes, doctors, commuter routes
- No onward chain
- Land to the rear
- Located in Chase Terrace
- Viewing highly recommended

19-19A Rugeley Road, Burntwood WS7 1AG

Chariot Estates is delighted to present this exceptional investment opportunity to acquire a charming detached property, currently configured as two independent, self-contained flats. Situated on the highly sought-after Rugeley Road in Chase Terrace, Burntwood, this property benefits from an ideal location with immediate access to excellent bus routes, local shops, and amenities.

Offered with no onward chain, the property sits on a remarkably generous plot, boasting an extensive boundary, ample off-road parking, and land to the rear.

Investment & Development Potential:

This versatile property offers immense scope for a variety of purchasing strategies:

- **Proven High Yield History:** Both flats have been consistently let since 2008, benefiting from an exceptional track record of long-term tenancies driven by the convenience of the location.
- **Capital Appreciation & Title Splitting:** The building is currently held under a single title. A new buyer has the immediate opportunity to split the titles, allowing for the flats to be sold or refinanced individually in the future to maximize returns.
- **Rear Plot Development:** The land to the rear offers exciting future development potential, whether for a separate dwelling or building extension, subject to the necessary planning consents (STPP).



Council Tax Band: A



Condition & Upgrades:

The property has been well-maintained externally, with complete external rendering renewed just 18 months ago.

Internally, having been a successful rental asset for the past 18 years, the flats are now ready for a full internal renovation. This scheme of refurbishment presents the perfect blank canvas for an investor looking to modernise the decor, update floor coverings, and add capital value. As part of the standard top-floor refurbishment, installing basic roof space ventilation vents is recommended to optimise airflow, easily rectifying standard ventilation limitations left by a previous long-term tenant.

There maybe a possibility of a future development opportunity to the rear land however this would be subject to planning of course.

The scope to this property is huge and is an excellent investment opportunity with so much history and so much forward potential.

The information below shows each flat and measurements individually starting with the ground floor.

You can also see on the photos the title plan which shows the outline of the property and land marked in red.

If you have any further questions or would like to view please call the office on 01543 686877.

You will find two separate floor plans and Epc's to each flat.

Flat One Ground Floor

Entered via a private double-glazed door to the rear:

Kitchen

9'1" x 8'4"

Fitted with a range of wall and base units, roll-top preparation surfaces, inset sink and drainer, space for appliances, and a double-glazed window overlooking the rear.

Lounge

15'5" x 11'8"

A well-proportioned living space featuring a double-glazed window to the front, a radiator, a useful understairs storage cupboard, and a dedicated boiler cupboard housing the modern combination boiler.

Inner hallway

Offering additional storage and leading to the bedroom and bathroom.

Bathroom

8'7" x 6'3"

Fitted with a panelled bath (shower over), low-level flush W.C., wash hand basin, radiator, and a double-glazed privacy window to the side.

Bedroom One

11'5" x 11'1"

A spacious double bedroom with a double-glazed window to the front and a radiator.

First Floor Flat 2

Accessed via a private, newly fitted modern front door with stairs rising to the first floor:

Landing

Providing access to the loft space, a double-glazed window to the side, and doors leading off to the main accommodation.

Kitchen

8'8" x 10'10"

Having wall and base units, roll-top work surfaces, sink and drainer, space for a small breakfast table and appliances, and a double-glazed window to the rear.

Lounge

11'12" x 11'6"

Featuring a double-glazed window to the front aspect and a radiator.

Bathroom

11'9" x 4'6"

Equipped with a panelled bath (shower over), low-level flush W.C., wash hand basin, heated towel rail, and a double-glazed privacy window to the rear.

Bedroom

12'5" x 12'

A generous bedroom with a double-glazed window to the front, a radiator, and integrated storage cupboard housing the boiler.

External Grounds & Parking

The property features a secure access lane running down the side of the building, opening into an rear yard. There is allocated parking for multiple vehicles alongside a plot of land.

Disclaimer

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		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC