



Chester Road, Rugeley, WS15 1GD

Offers In the Region Of £425,000

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Welcome to Chester Road...

Paul Carr Estate Agents are DELIGHTED to bring to market this fabulous family home, located on the sought after Birches Estate in Rugeley. This extended, spacious detached property has everything you could need right on your doorstep. A short distance from local shops, schools, Rugeley train station and alternate transport links, you really are in a prime location for local amenities.

An internal inspection reveals a welcoming entrance hallway, good sized living area with electric fireplace, doors leading into the open plan dining/ living / kitchen area to the rear of the property. This space really is the heart of the home, extended with bifold doors opening out into the stunning rear garden, ideal for the summer months. The kitchen is modern and well maintained by the present owners with a breakfast bar, and separate utility room. Downstairs you also have a WC. Upstairs there are four fantastic sized bedrooms, two with en-suites. The main family bathroom is located off the main landing area and benefits from a freestanding bath.

Externally the property has a multi vehicle driveway, garage and beautiful rear garden, with a decking and grassed area.

If you think Chester Road could be the one for you, then give us a call today on 01543 686444





Property Specification

EXTENDED DETACHED FAMILY HOME
SOUGHT AFTER RESIDENTIAL ESTATE
FOUR SPACIOUS BEDROOMS
THREE BATHROOMS
OPEN PLAN LIVING





Agent's Note:

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



Viewer's Note:

Services connected: Mains Gas, Electric and Sewerage
Tenure: Freehold

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

