

Rugeley Road
Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this spacious and well presented four bedroom semi-detached property with its own annexe apartment, great for additional family members to live in, or for renting out as an airbnb.

Occupying a generous plot with there is ample parking on the front private driveway, with the rear garden offering plenty of space for families and pets to enjoy as well as for entertaining guests, with a large lawn area, mature planted trees, soft fruit trees, shrubs and flower beds collecting the sun throughout the day.

Internally, the flexible living accommodation briefly comprises: porch, entrance hallway, large lounge opening to the snug area, a stunning modern fitted kitchen diner with bi-fold doors to the rear garden, ground floor shower room, landing, three double bedrooms, family bathroom and a separate WC. The ground floor annexe is accessed via the front porch and features an large double bedroom, its own bathroom suite and kitchen area opening to the rear lounge, with further doors leading to the garden at the rear.

Other benefits include UPVC double glazing and gas central heating throughout, provided by a modern boiler (fitted in 2020). There is also a large attic space with pull down ladder.

PORCH:

UPVC double glazed front door and windows, tiled flooring, door to the annexe and hallway.

RECEPTION HALL:

Entrance door, solid wood flooring, ceiling light point, useful storage cupboard, stairs to first floor and doors to the lounge and shower room.

LOUNGE & SNUG:

24' 9" x 11' 3" (7.54m x 3.43m)

Spacious living room with bay window to the front, solid wood flooring, ceiling light points and spot lights, TV sockets, french doors to the kitchen-diner.





KITCHEN-DINER:

17' 8" x 13' 9" (5.38m x 4.18m)

Range of matching modern fitted high gloss finished wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, integrated fridge, freezer and dishwasher, space for a washing machine, further space for a dining table and chairs, orangery skylight, tiled flooring, spot lights and bi-fold door to the garden.

SHOWER ROOM:

Modern suite comprising: large walk in shower cubicle, wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, heated towel rail and extractor.

ANNEXE LIVING ROOM/KITCHEN:

21' 2" x 15' 1" (6.45m x 4.61m)

Kitchenette with fitted units with cabinets, work tops, sink and drainer with taps, integrated oven and hob, opening to the living area, with laminate flooring, spot lights, radiator and French doors to the garden.

ANNEXE BEDROOM:

16' 8" x 9' 8" (5.09m x 2.95m)

Doors from the porch and kitchenette, laminate flooring, spot lights, radiator, door to the bathroom.

ANNEXE BATHROOM:

Modern suite with bath, wash hand basin, low level WC, laminate flooring, light point, heated towel rail and extractor. .

FIRST FLOOR LANDING:

Laminate flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the loft via a pull down ladder.

BEDROOM ONE:

13' 0" x 11' 0" (3.97m x 3.35m)

Laminate flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

14' 2" x 10' 8" (4.32m x 3.26m)

Laminate flooring, ceiling light point, radiator and bay window to front.





BEDROOM THREE:

12' 8" x 8' 1" (3.86m x 2.47m)

Laminate flooring, ceiling light point, radiator and window to the rear. .

FAMILY BATHROOM:

White suite comprising: bath with shower over, wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, radiator and window to front.

WC:

Low level WC, wash hand basin, light point, radiator, vinyl flooring, window to the side.

VIEWING:

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



Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

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	

