



## 33 Rugeley Road, Chase Terrace, Burntwood, Staffs, WS7 1AG

£185,000

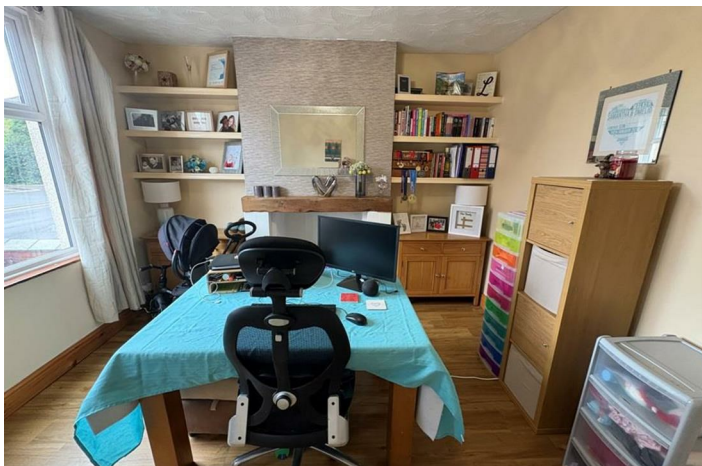
- A two bedroom semi-detached property
- Gas central heated and double glazed
- Kitchen
- Two bedrooms
- Rear garden
- Ideal first time buy
- Two reception rooms
- Guest W.C
- Family bathroom

# 33 Rugeley Road, Burntwood WS7 1AG

Chariot Estates are pleased to market this two double bedroom semi-detached property being close to local amenities, bus routes, and schools, being an excellent first time buy and being close to all commuter routes to the M6 Toll Road and links with the A5.



Council Tax Band: A



Chariot Estates are pleased to market this two bedroom ideal first time buy property being close to local amenities to which Burntwood has to offer, close to the M6 Toll Road and links with the A5, school and bus routes. The property is set back away from the road having a fore courtyard and access via a wooden door with glazed panel into:

#### RECEPTION ROOM ONE:

11'9" x 10'9"

Having laminate flooring, display shelving, double glazed window to fore and a door into:

#### INNER HALLWAY:

Having understair storage and a door into:

#### RECEPTION ROOM TWO:

11'9" x 10'5"

Having stairs leading to the first floor accommodation, radiator, double glazed window to the rear and an opening into:

#### FITTED KITCHEN:

12'0" x 7'6"

Having a range of wall mounted and base units, roll top preparation surfaces, inset ceramic 1 ½ bowl sink and drainer fitted with mixer taps over, space an plumbing for an automatic washing machine, space for an fridge/freezer, space for cooker with extractor fan over, splash back tiling, inset ceiling lights, heated towel rail, ceramic tiled flooring, double glazed window to the rear and a glazed door into:

#### INNER LOBBY:

Having a double glazed door leading to the rear garden, ceramic tiled flooring, double glazed window to the rear and a door into:

#### GUEST W.C:

Continuing with ceramic tiled flooring having a low level flush W.C, wash hand basin and a double glazed window to the rear.

#### LANDING:

Having access to loft void, radiator and doors into:

#### BEDROOM ONE:

12'1" x 11'2"

Having a radiator and a double glazed window to fore.

#### BEDROOM TWO:

12'0" x 8'9"

Having a radiator and a double glazed window to the rear.

#### SPACIOUS FITTED BATHROOM:

12'2" x 7'2"

Having a panelled bath, separate double shower cubicle His & Hers wash hand basin set into vanity until, ½ height tiling, radiator, low level flush W.C, obscure double glazed window to the rear, door into airing cupboard having linen shelving and housing the combi boiler.

#### REAR GARDEN:

Having a patio area leading to lawn, outbuilding, further lawned area, gated access to the fore and all being enclosed by a fenced perimeter.

We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

Due to legislation we require to conduct an anti money laundering check on all potential buyers at a cost of £39 per person.

#### VIEWING:

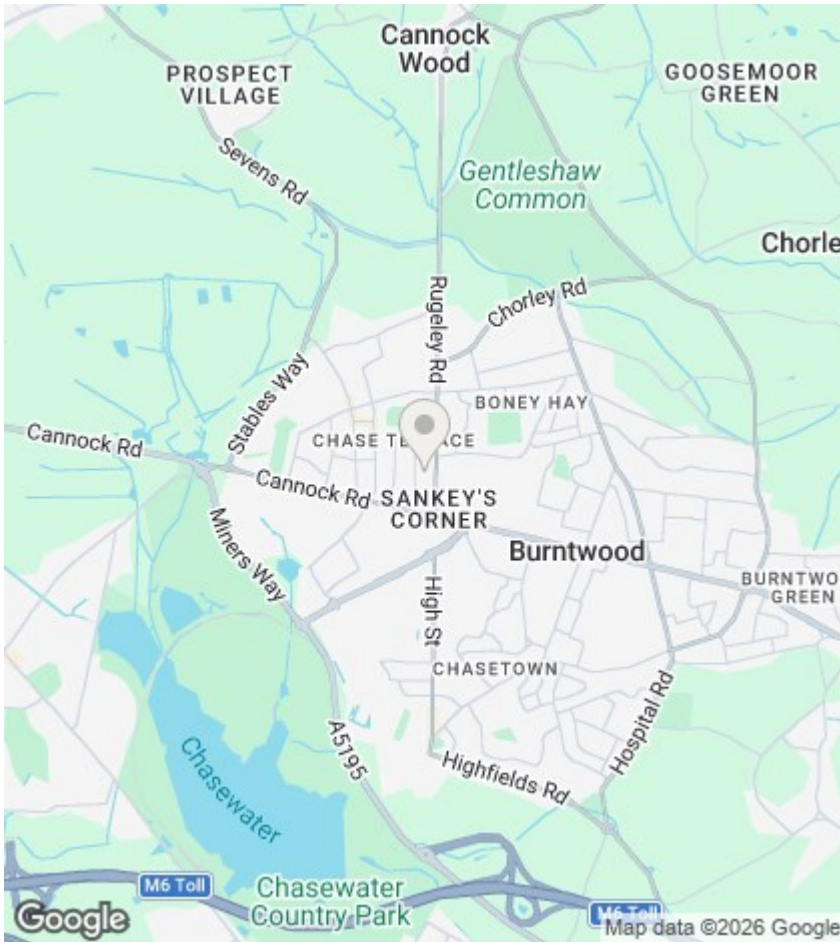
Strictly via Chariot Estates on 01543 68 68 77

#### TENURE: Freehold

#### COUNCIL TAX: A

E-MAIL: [burntwood@chariotestates.co.uk](mailto:burntwood@chariotestates.co.uk)

WEBSITE: [www.chariotestates.co.uk](http://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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	80
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx. 41.9 sq. metres (450.6 sq. feet)



**First Floor**  
Approx. 39.0 sq. metres (420.0 sq. feet)

