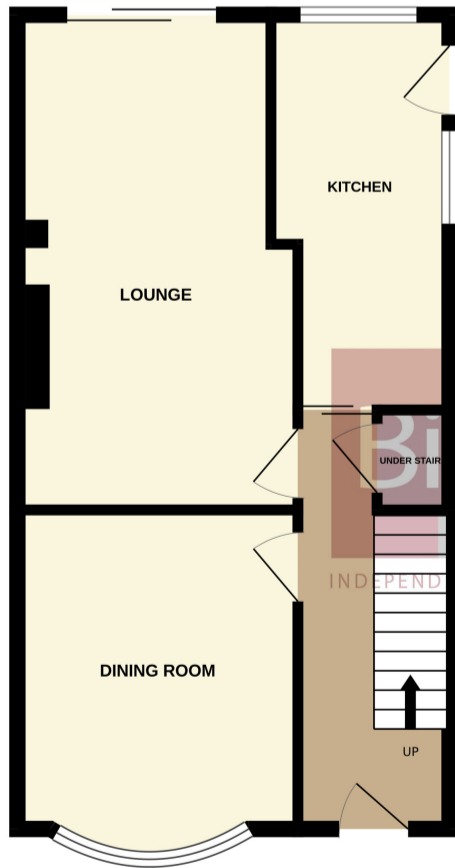
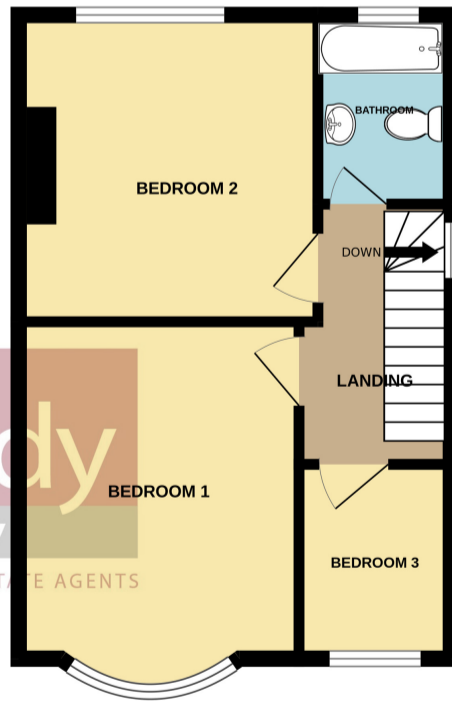




GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**56 Rugeley Road, Burntwood,
Staffordshire, WS7 9BJ**

**£225,000 Freehold
NO CHAIN**

Bill Tandy & Company, Burntwood, are delighted to be offering to the market this amazing opportunity to secure this gem of a property located on the sought after Rugeley Road within close proximity of Burntwood town centre and good local schools. This traditional 3 bed semi does require fully updating but as it was extended to the rear by the previous owner it offers wonderful potential to any buyer. In brief the accommodation comprises of dining room, extended lounge, extended kitchen, 2 double bedrooms a further single bedroom and family bathroom internally whilst outside the property also offers a fantastic front garden along with a good size rear garden with parking for several vehicles at the rear. An early inspection is highly recommended to fully appreciate what this property has to offer.



ENTRANCE HALLWAY

approached via an opaque glazed UPVC front entrance door and having ceiling light point, radiator, stairs to first floor with under stairs cupboard beneath and doors to further accommodation.

DINING ROOM

3.80m max into bay (3.30m min) x 3.40m (12' 6" max into bay 10'10" min x 11' 2") having UPVC double glazed bay window to front, radiator and ceiling light point.

EXTENDED LOUNGE

5.50m max (3.10m min) x 3.40m max (2.90m min) (18' 1" max 10'2" min x 11' 2" max 9'6" min) having UPVC double glazed sliding doors to rear, two ceiling light points, two radiators and feature fireplace with crazy paved surround.

KITCHEN

approached via a wooden sliding door and having pre-formed work surfaces with base wooden storage cupboards below, matching wall mounted cupboards, space for under counter fridge and freezer, plumbing for washing machine, free-standing electric cooker, Worcester Bosch gas combination boiler, two ceiling light points, radiator, UPVC double glazed windows to rear and side and wooden door to side leading to the side passage and garden.

FIRST FLOOR LANDING

having ceiling light point, UPVC opaque double glazed window to side, loft access hatch and doors to further accommodation.

BEDROOM ONE

3.80m max into bay (3.30m min) x 3.20m (12' 6" max into bay 10'10" min x 10' 6") having UPVC double glazed bay window to front, radiator, ceiling light point and built-in wooden wardrobes.



BEDROOM TWO

3.40m x 3.20m (11' 2" x 10' 6") having UPVC double glazed window to rear, ceiling light point, radiator and built-in wardrobes.

BEDROOM THREE

2.00m x 1.80m (6' 7" x 5' 11") having UPVC double glazed window to front, radiator and ceiling light point.

BATHROOM

having Avocado suite comprising pedestal wash hand basin and W.C., UPVC opaque double glazed window to rear, ceiling light point, radiator and fully tiled walls.

OUTSIDE

To the front of the property is a good sized foregarden being mainly laid to lawn with hedged frontage, and gate and paved pathway leading to the front door. To the rear is a small patio area with a mainly laid to lawn garden beyond, paved path leading to rear access gate giving access to rear parking accessed via a road to the rear.

TIMBER GARAGE

(not measured).

COUNCIL TAX

Band B.



FURTHER INFORMATION/SUPPLIERS

Mains drainage- TBC. Electric and Gas supplier - TBC.
T.V and Broadband – TBC. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.