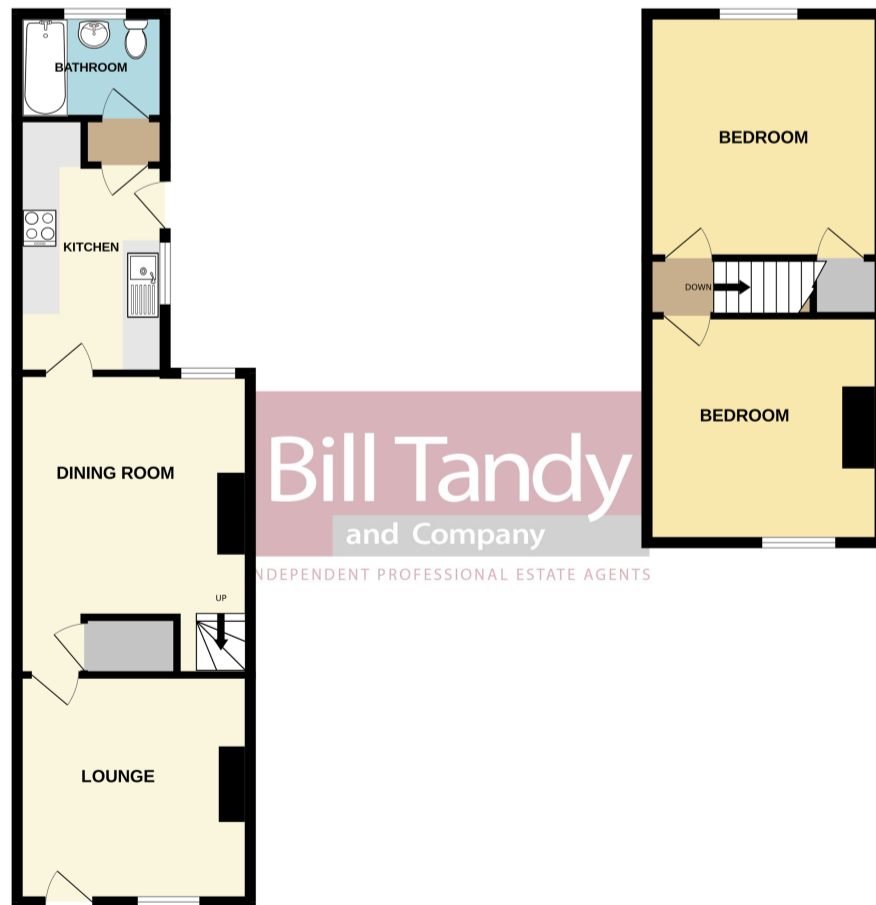




GROUND FLOOR

1ST FLOOR



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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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**87 Rugeley Road, Chase Terrace,
Burntwood, Staffordshire, WS7
1AG**

£175,000 Freehold

Beautifully refurbished 1875 built end of terrace home that would ideally suit the first time buyer. The subject property has undergone a significant transformation during the occupancy of the current vendors, offering a home that is ideal for immediate occupation. The accommodation briefly comprises front sitting room, separate dining room, refitted Howdens kitchen, lobby and bathroom. To the first floor, two double bedrooms. Externally there is a small fore court, to the rear a seating area and drive providing off road parking. Amenities are close by including the Burntwood shopping parade.

FRONT SITTING ROOM

11' 9" x 11' 3" (3.58m x 3.43m) Accessed via a modern composite entrance door. uPVC framed double glazed window to the front elevation, central heating radiator, feature period fireplace, shelving and storage cupboards.

DINING ROOM

11' 10" x 11' 2" (3.61m x 3.40m) With stairs rising to the first floor, useful understairs storage cupboard, uPVC framed double glazed window to the rear elevation, central heating radiator, laminate flooring.

KITCHEN

13' 1" x 6' 6" (3.99m x 1.98m) A real feature of the property is the re-fitted Howdens kitchen which includes a range of contemporary units at eye and base level providing work surface, storage and appliance space. Integrated fittings include electric hob with extractor fan over and oven beneath, fridge/freezer. Single drainer sink unit with mixer tap over, laminate flooring, ceiling down lighters, central heating radiator, uPVC framed double glazed window to the side elevation, uPVC framed double glazed door opening to the side courtyard.

INNER LOBBY

BATHROOM

Comprising a suite in white of panelled bath with shower attachment off the mixer tap, Bristan electric shower over, wash hand basin and W.C. Opaque uPVC framed double glazed window to the rear elevation, Chrome style heated towel rail.

LANDING

With bedrooms leaving off.



BEDROOM ONE

11' 9" x 11' 3" (3.58m x 3.43m) 11' 9" x 11' 3" (3.58m x 3.43m) With uPVC framed double glazed window to the rear elevation, central heating radiator, period fireplace.

BEDROOM TWO

11' 10" x 11' 4" (3.61m x 3.45m) With uPVC framed double glazed window to the rear elevation, central heating radiator, overstairs storage cupboard housing the modern Vaillant central heating boiler.

OUTSIDE

The property is set back from the pavement behind a small forecourt. To the rear is a seating area with gated access leading to block paved off road parking.

COUNCIL TAX BAND A - Lichfield District Council

EPC Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this 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.