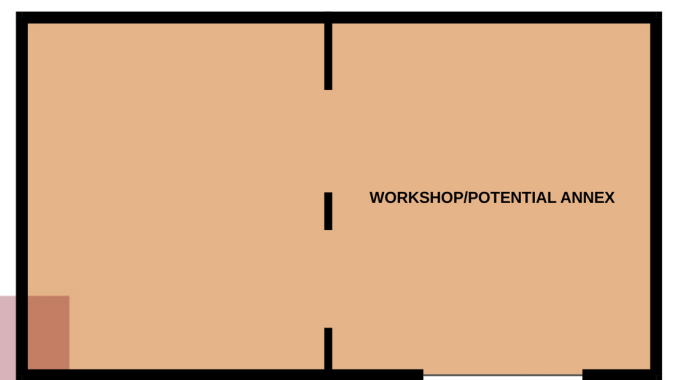
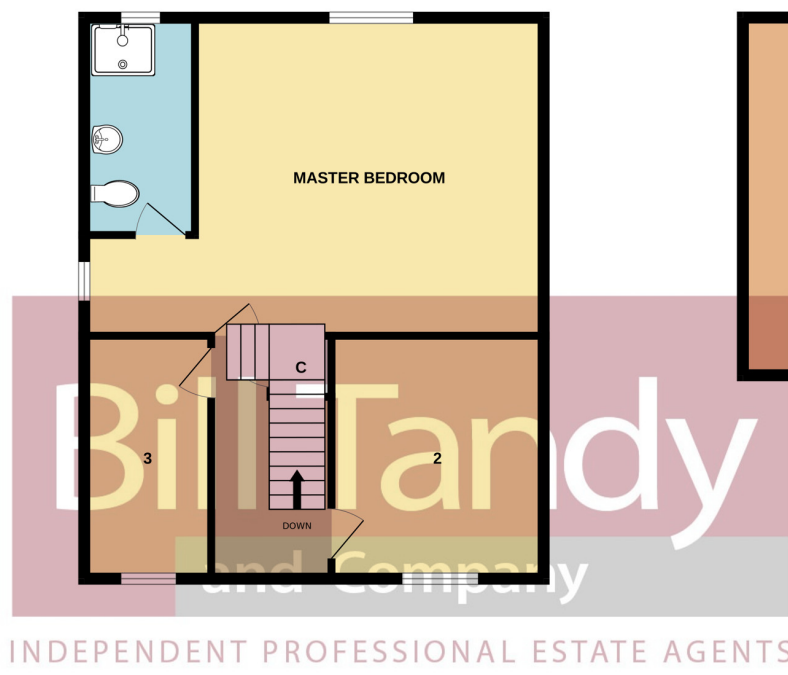
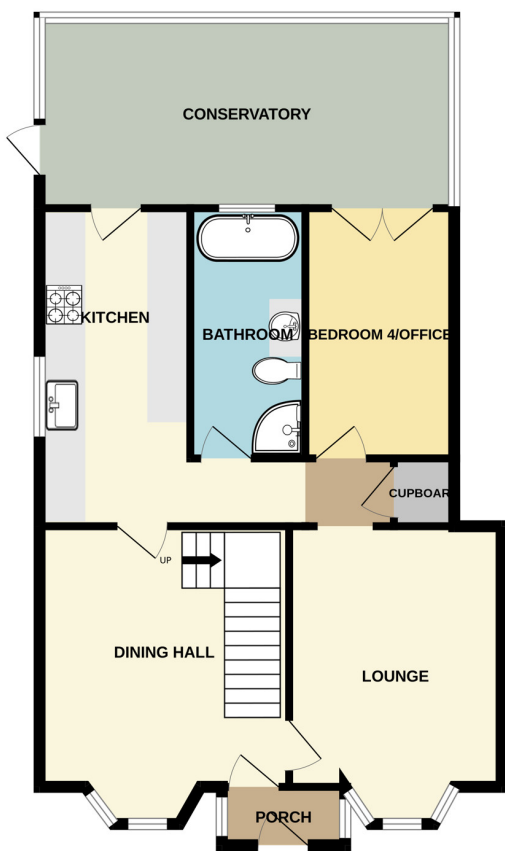




GROUND FLOOR

1ST FLOOR

ANNEX



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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**179 Rugeley Road, Chase Terrace,
Burntwood, Staffordshire, WS7
1NS**

£300,000 Freehold

Being sold with the benefit of No Onward Chain, Bill Tandy and Company are delighted to be able to offer this traditional spacious three/four bedroom semi detached family home to the market with the added opportunity to potentially convert the detached outbuilding to the rear to form a one bedroom dwelling (ancillary use to the existing dwelling) therefore creating a granny annexe. The main property benefits from UPVC double glazing and gas fired central heating, and offers a wealth of accommodation briefly comprising enclosed porch, family living room, dining hall, superb fitted kitchen, spacious UPVC double glazed conservatory, inner hallway, stunning ground floor bathroom and potential fourth bedroom or office, the first floor boasts an impressively sized master bedroom with contemporary en-suite shower room and two further good sized bedrooms. Outside a block paved driveway runs to the front and side of the property, and there is a gated access into a block paved courtyard to the rear which provides ample parking for numerous vehicles along side paved seating areas. An early internal viewing comes strongly recommended to fully appreciate the extent of accommodation and the potential to convert the rear outbuilding which previously had planning permission approved on 26 August 2014 reference 14/00752/FUL.



ENCLOSED ENTRANCE PORCH

approached via a part obscure double glazed UPVC panelled main entrance door with UPVC double glazed windows to each side and having tiled flooring and half tiled walls before a part obscure double glazed UPVC panelled door opens into:

DINING HALL

12' 11" x 12' 4" max (3.94m x 3.76m max) having UPVC double glazed bay window to front, ornamental timber ceiling beams, ceiling light point, radiator, wood effect flooring that continues throughout the whole ground floor and easy tread staircase ascends to the first floor.

FAMILY LIVING ROOM

12' 11" x 10' 9" (3.94m x 3.28m) having a UPVC double glazed bow window to front, wooden ornamental ceiling beams, ceiling light point, focal point chimney breast with a floating wooden mantle above the tiled recess housing feature solid fuel log burner, radiator, T.V. aerial socket suitable for a wall mounted plasma television and an open arched doorway leads to:

INNER HALL

having two ceiling light points, smoke detector, radiator, doors to further accommodation and opening into

SUPERB FITTED KITCHEN

4.8m x 2.3m (15' 9" x 7' 7") having a sharp & sleek look due to the soft close, handleless cupboards this contemporary fitted kitchen is a joy to behold. Being flooded with natural light and having plenty of workspace, any budding chef should find themselves at home. The Eco warriors will also be happy with the recycled crushed glass work surface mounted upon modern soft close handleless base units with matching wall units, all beautifully illuminated with LED undercounter lighting. with inset one and a half bowl sink with mixer tap, gas hob with over head extractor, integrated dishwasher, high level double oven & microwave. The well thought out space also includes full height cupboards concealing the combination boiler with additional power points, and another with space and plumbing for vertical stacked washing machine & tumble dryer. Also having recessed downlights, UPVC double glazed window to side and UPVC opaque double glazed door to

CONSERVATORY

20' 6" x 9' 5" (6.25m x 2.87m) this spacious UPVC double glazed conservatory has a sloping polycarbonate roof, brick base with display sills and power points, UPVC double glazed windows overlooking the rear garden, tiled flooring, three wall light points, door to rear and a set of UPVC double glazed double French doors open to the fourth



bedroom/office.

BEDROOM FOUR/OFFICE

12' 4" x 7' 2" (3.76m x 2.18m) a versatile room having wooden effect flooring, radiator, ceiling light point and a set of UPVC double glazed double French doors open to the conservatory.

GROUND FLOOR BATHROOM

adding a real wow factor to the property this four piece bath suite is truly stunning! comprising of a enclosed corner shower cubicle with glazed double door entry and mains plumbed shower, modern built in wash basin with storage cupboards and low level hidden cistern w/c, all before the elevated slipper bath with corner mixer tap and gravity shower. also benefitting from a ergonomic easy slip heated towel rail, recessed downlights, extractor fan and opaque UPVC double glazed window to rear.

FIRST FLOOR LANDING

having inset ceiling spotlighting, smoke detector, useful overhead stairs storage cupboard, radiator and panelled doors lead off to further accommodation.

MASTER BEDROOM

20' 8" max (14'7" min) x 15' 9" (6.30m max 4.45m min x 4.80m) this impressively sized master suite has a UPVC double glazed window overlooking the rear garden, UPVC double glazed picture window to side, inset ceiling spotlighting, radiator, loft access hatch and panelled door opens to:

EN SUITE SHOWER ROOM

10' 9" x 5' 6" (3.28m x 1.68m) having a modern white suite with



chrome style fittings comprising dual flush close coupled W.C., pedestal wash basin with mono tap and walk-in double shower cubicle with glazed fitted shower splash screen and wall mounted shower unit, complementary full height contemporary wall tiling, co-ordinated tiled flooring, heated towel rail, ceiling light point, extractor fan and an obscure UPVC double glazed slit window to rear.

BEDROOM TWO

12' 0" x 11' 0" (3.66m x 3.35m) this good sized double bedroom has a UPVC double glazed window to front, radiator and ceiling light point.

BEDROOM THREE

12' 0" x 6' 3" (3.66m x 1.91m) another double bedroom comprising of a UPVC double glazed window to front, radiator and ceiling light point.

OUTSIDE

The property sits back from the pavement behind ornamental garden walling incorporating metal railings. There is a block paved frontage which provides parking space leading up to the main entrance door. An additional block paved drive extending up the left hand side of the property with wooden double vehicular gates giving access to the rear courtyard. Located to the rear is a wall and fence enclosed block paved courtyard providing additional private parking with peaceful ornamental garden pond and two tier paved seating area.

WORKSHOP/POTENTIAL ONE BEDROOM ANNEX TO REAR

Currently fitted and used as a workshop with electric roller garage door entrance into the main workspace 5.2m x 4.6m with several power points and light having two openings into a second workspace



5.2m x 4.4m again having several power points and light also currently fitted with several workbenches. The out building does benefit from originally having full consent approval on the 26 August 2014 reference 14/00752/FUL via Lichfield District Council for the proposal of conversion of an outbuilding to form a one bedroom dwelling (ancillary use to existing dwelling). A potential purchaser is advised to seek advice as a new application is required before development works can commence.

COUNCIL TAX BAND

Band B

FURTHER INFORMATION

Mains drainage and water connected. Electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



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.

