



DRAFT

76 Rugeley Road, Chase Terrace, Burntwood,
Staffordshire, WS7 1AA

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

76 Rugeley Road, Chase Terrace, Burntwood, Staffordshire, WS7 1AA

£160,000

Bill Tandy and Company, Burntwood, are pleased to present this beautifully appointed double fronted two bedroom terraced/mews traditional property having the full benefit of UPVC double glazing and gas fired central heating. Representing an ideal first time purchase the well planned accommodation briefly comprises delightful lounge with feature fireplace, inner lobby, good sized breakfast kitchen, spacious ground floor bathroom and two good sized first floor double bedrooms. The property sits back behind a wall enclosed foregarden, and a shared access driveway leads through to the rear where there is a parking space and single garage. An early internal viewing is strongly recommended for the property to be fully appreciated.



LOUNGE

12' 3" x 11' 9" (3.73m x 3.58m) having focal point chimney breast with rustic brick fireplace and raised hearth housing a coal effect flame gas fire, ceiling light point, radiator, dual aspect UPVC double glazed windows to front and side, door to staircase rising to the first floor, part obscure double glazed UPVC panelled entrance door and a doorway opening connects through to:

INNER LOBBY

having under stairs recess and door to:

BREAKFAST KITCHEN

11' 6" x 7' 5" (3.51m x 2.26m) having a range of matching modern light wooden fronted wall and base level storage cupboards incorporating deep pan drawers, complementary work surfaces with matching upturn splashbacks extending across to form a breakfast bar, inset stainless steel sink and drainer unit with chrome style mono tap, space for free-standing cooker, plumbing for washing machine, space for fridge/freezer and pine panelled door opens to:

BATHROOM

12' 9" x 7' 5" max (3'4" min) (3.89m x 2.26m max 1.02m min) having a modern white suite with chrome style fittings comprising low level W.C., pedestal wash hand basin and panelled bath with wall mounted shower unit, complementary full height ceramic splashback wall tiling, radiator, ceiling light point and an obscure UPVC double glazed window to rear.

FIRST FLOOR LANDING

having ceiling light point and panelled doors leading off to further accommodation.

BEDROOM ONE

12' 4" x 12' 3" (3.76m x 3.73m) having UPVC double glazed window to front, ceiling light point and radiator.



BEDROOM TWO

12' 4" x 7' 5" (3.76m x 2.26m) having UPVC double glazed window to front, ceiling light point, radiator and useful built-in storage cupboard/wardrobe.

OUTSIDE

The property sits back from the footpath behind ornamental garden walling with a pedestrian gate opening onto a pathway across a lawned garden. There is an open canopy porch to the main entrance door. Set to the rear, and accessed via a side shared driveway, there is a parking space and single garage with power points.

COUNCIL TAX

Band A.

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.

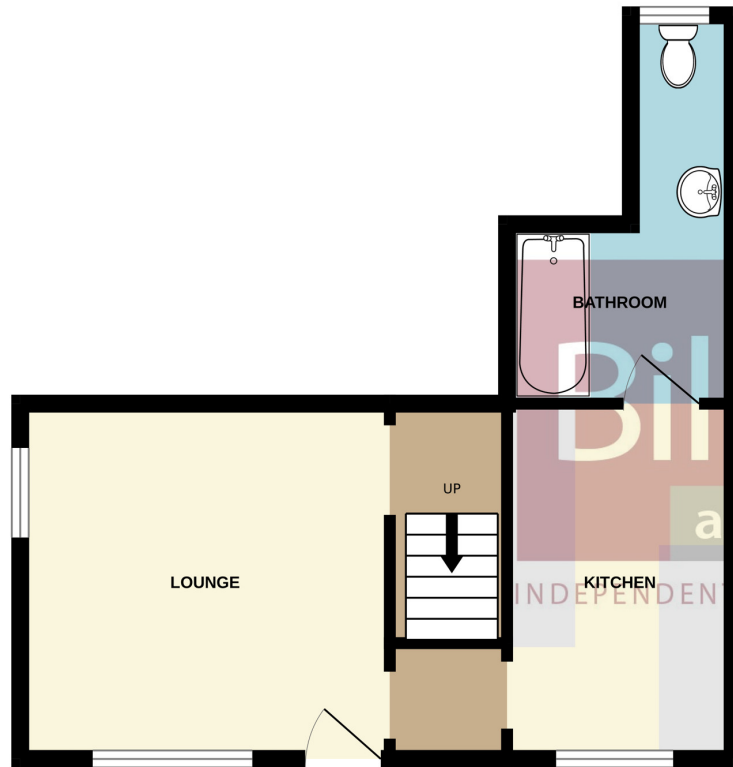


VIEWING

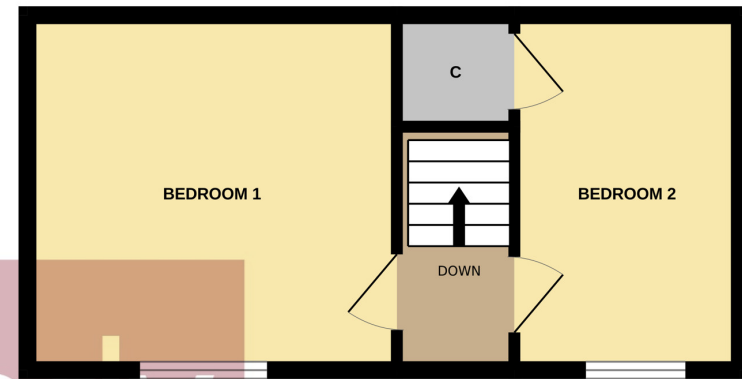
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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.

GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

TOTAL FLOOR AREA : 618 sq.ft. (57.5 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.
Made with Metropix ©2022

16 Cannock Road, WS7 0BJ
burntwood@billtandy.co.uk
Tel: 01543 670 055

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS