

**DRAFT**



GROUND FLOOR  
876 sq.ft. (81.3 sq.m.) approx.

1ST FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1557 sq.ft. (144.7 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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**59 Rugeley Road, Burntwood,  
Staffordshire, WS7 9BJ**

## £525,000 Freehold

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fabulous opportunity to secure a beautifully presented and extended traditional four bedroom family home. Boasting a fabulous position along Rugeley Road, just opposite the ever-popular Fulfen Primary school, the location has all the lifestyle and shopping amenities available at nearby Swan Island, and the cathedral city of Lichfield only a short drive way. The area is also convenient for commuting with easy access to the M6 toll and A5 trunk road. The property itself has been tastefully upgraded by its current owners and briefly comprises three reception rooms, open plan dining kitchen, separate utility, guests cloakroom, four good sized bedrooms, one having dressing room and en suite shower room, and a family bathroom. There is driveway parking for multiple vehicles and an enclosed rear garden which is significantly larger than average. An early viewing is considered essential to fully appreciate the high specification and accommodation available.



### ENCLOSED ENTRANCE PORCH

approached via UPVC double glazed entrance door below the traditional brick archway and having traditional tiled flooring and a part leaded glazed traditional wooden panelled door flanked with matching leaded picture obscure windows to:

### HALLWAY

having stairs to first floor with storage recess beneath, coved ceiling, ceiling light point, Victorian style wrought-iron radiator and doors leading off to further accommodation.

### OPEN PLAN DINING KITCHEN

5.30m x 3.60m (17' 5" x 11' 10") a fabulous and bright space being the heart of the home and having re-fitted Shaker style units with complementary roll top work surfaces and contemporary tiled splashbacks, matching wall mounted units, large UPVC double glazed window overlooking the rear garden, induction hob with double oven and grill below and overhead extractor, one and a half bowl sink and drainer, integrated dishwasher, recessed LED lighting, wood effect flooring, space for dining table, feature chimney breast with decorative recess and inset wooden mantel, Victorian style wrought-iron radiator, doors to lobby and utility room, and further double glazed doors to:

### UTILITY ROOM

2.20m x 1.70m (7' 3" x 5' 7") having wall mounted Shaker style units incorporating display cabinets, roll top work surface with space beneath having plumbing and space for washing machine and tumble dryer, space for fridge/freezer, ceiling light point, radiator and UPVC double glazed door leading out to the rear garden.

### LOBBY

having recessed LED downlights, wooden flooring, floor to ceiling built-in storage units, combination boiler and door to:

### GUESTS CLOAKROOM

1.80m x 1.70m (5' 11" x 5' 7") having wood effect flooring, white suite comprising low level W.C., wall mounted wash hand basin with contemporary tiled splashback and high gloss storage units below, wall mounted mirror, extractor fan, ceiling light point and radiator.

### LIVING ROOM

5.40m x 3.60m (17' 9" x 11' 10") having a feature recess housing a gas log burner, tiled hearth and wooden mantel, UPVC double glazed French doors leading out to the rear garden patio with UPVC double glazed panels to each side, two wall light points, ceiling light point and radiator with decorative cover.



### SITTING ROOM

4.40m max into bay x 3.50m (14' 5" max into bay x 11' 6") having feature decorative traditional fireplace with raised hearth, wooden mantel and traditional wrought-iron and tiled fireplace and disconnected gas point. There is coving, picture rail, Victorian style wrought-iron radiator and lovely UPVC walk-in bay window to front.

### SNUG/OFFICE

currently used as an office and having UPVC double glazed window to front, ceiling light point, radiator and fitted wardrobe units to one wall.

### FIRST FLOOR LANDING

having UPVC double glazed window to front, two ceiling light points and loft access hatch with pulldown ladder leading to boarded loft having power and light. Doors lead off to further accommodation.

### BEDROOM ONE

3.90m x 3.60m (12' 10" x 11' 10") having UPVC double glazed window to rear, ceiling light point, radiator and built-in wardrobes.

### BEDROOM TWO

3.70m x 3.50m (12' 2" x 11' 6") having UPVC double glazed windows to front, radiator, ceiling light point and door to:

### DRESSING ROOM

2.10m x 1.10m (6' 11" x 3' 7") having recessed downlights, spaces for free-standing chests and free-standing wardrobe and door to:



### EN SUITE SHOWER ROOM

1.70m x 1.70m (5' 7" x 5' 7") having contemporary ceramic wall tiling, modern white suite comprising pedestal wash hand basin, low level W.C. and enclosed corner shower cubicle with glazed sliding door and mains plumbed shower fitment with dual head incorporating rainfall effect, recessed downlights, extractor fan, heated towel rail and UPVC opaque double glazed window to rear.

### BEDROOM THREE

3.30m x 3.00m (10' 10" x 9' 10") having UPVC double glazed window to rear, ceiling light point and radiator.

### BEDROOM FOUR

3.00m x 1.80m (9' 10" x 5' 11") having UPVC double glazed window to front, radiator and ceiling light point.

### RE-FITTED FAMILY BATHROOM

2.10m x 1.90m (6' 11" x 6' 3") having contemporary tiling to walls and floor, aqua-boarding to ceiling, ceiling light point, LED light/extractor fan, built-in work surface with wash hand basin with high gloss storage cupboard below and W.C. with hidden cistern, illuminated wall mounted mirror, modern 'P' shaped bath with glazed shower splash screen and mains plumbed shower over, heated towel rail, UPVC opaque double glazed window to rear.

### OUTSIDE

The property is perfectly positioned opposite Fulfen Primary school whilst



well screened from the road being set back behind a holly hedge and having a block paved driveway for multiple vehicles, pebbled area for additional parking if needed and side gates which lead to the rear. To the rear is a lovely shaped patio seating area with a mainly lawned garden beyond with fenced boundaries, hardstanding for two good sized sheds to the rear and a further paved seating area under the apple tree.

### COUNCIL TAX

Band D.

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.

### ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and



Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

### 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.