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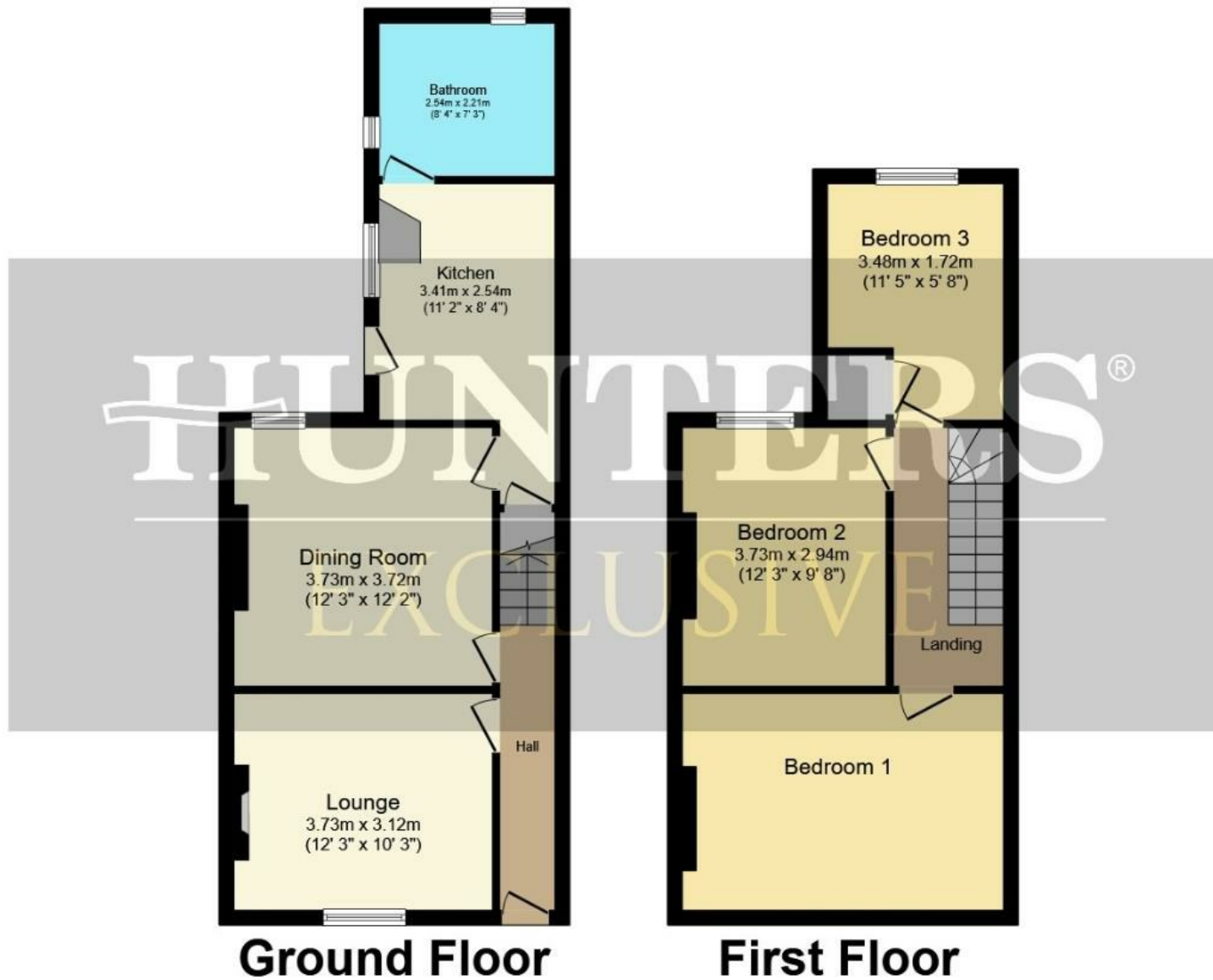
59 Hagley Road, Rugeley, Staffordshire, WS15 2AL  
£175,000

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this three bedroomed semi-detached is located in a prime position for access to Rugeley town centre, transport links and local schools with the added benefit of having NO CHAIN. In need of some upgrade and modernisation. Gas Central Heating and UPVC double-glazing. The accommodation briefly comprises of; Entrance Hallway, Living Room, Dining Room, Kitchen and a Family Bathroom. First Floor Landing and Three Bedrooms. Garden to front and rear. EPC rating - E

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Total floor area 88.1 sq.m. (949 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Entrance Hallway

accessed via a UPVC double-glazed front door and having a ceiling light point, radiator and stairs to the first floor

### Living Room

having an electric fire suite on a marble effect hearth with a wood mantle. Ceiling light point, decorative dado rail, radiator and a UPVC double-glazed window to the front aspect

### Dining Room

having a ceiling light point, decorative dado rail, radiator and a UPVC double-glazed window to the rear aspect. Door into the

### Kitchen

fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink with drainer. free-standing gas cooker with an extractor hood above and space with plumbing for a washing machine. Ceiling light point, part tiling to walls, radiator, tiled floor, UPVC double-glazed window to the side and a UPVC double-glazed door giving access to the rear garden. Door into the

### Family Bathroom

having a panelled bath, pedestal hand wash basin and a close-coupled WC. Ceiling light point, part tiling to walls, radiator, laminate flooring and a UPVC double-glazed window to the rear aspect

### First Floor Landing

having a ceiling light point, access to the loft space and a radiator

### Bedroom One

with a useful fitted storage cupboard. Ceiling light point, decorative picture rail, radiator and a UPVC double-glazed window to the front aspect

### Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the side aspect

### Bedroom Three

again benefitting from a fitted storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

### Outside

the front of the property is set back from the road with lawn, shrubs and a paved pathway to the front entrance door

the rear garden has a lawn and a paved patio seating area, screen fencing and a useful outside water tap. Off road parking can be accessed from the rear of the property


### AGENTS NOTE

we are advised by the seller that the property is FREEHOLD.

There is a recent timber and damp report for this property which indicates there is damp present and the costs to remedy - further information is available

\*\*Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.\*\*

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









