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48 Tithebarn Road, Rugeley, WS15 2QW

Offers In The Region Of £295,000

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This charming semi-detached bungalow is situated in a quiet cul-de-sac location within close proximity to local amenities, bus routes and Rugeley town centre. This two-bedroom home offers an excellent opportunity for buyers looking to put their own stamp on a property. The accommodation offers potential for modernisation, making it an ideal purchase for those looking to create a home tailored to their own tastes and requirements. Offered for sale with NO UPWARD CHAIN. Externally, the property benefits from a south-west-facing garden, providing an ideal space to enjoy the afternoon and evening sunshine, along with a single garage offering useful storage or secure parking. With its convenient location, practical single-storey accommodation and scope for improvement, this property will appeal to a range of buyers, including downsizers, first-time buyers and investors alike. Benefiting from UPVC double glazing and gas central heating. The property in brief comprises of; Entrance Hallway, Living Room, Kitchen, Conservatory, Bedroom One, Bedroom Two and a Shower Bathroom. Garden to the front and rear, with a Driveway to the side. EPC RATING - D

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Total floor area 87.3 sq.m. (940 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). Powered by propertybox.io

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Entrance Hallway
Accessed via a UPVC double glazed door, having a ceiling light point, an airing cupboard, a radiator, access to the loft, a useful storage cupboard and tiled flooring.

Kitchen
Having a ceiling light point, wall and base units, a stainless sink with drainer, an electric oven with gas hobs, tiled upstands, space for an under counter fridge, a UPVC double glazed window facing into the conservatory, a radiator, tiled flooring.

Conservatory
Being constructed of a brick base and UPVC double-glazed units, having x 2 wall mounted light points, a useful storage cupboard housing the combi boiler, a UPVC double glazed door providing access into the rear garden and tiled flooring.

Storage Cupboard
Having a ceiling light point, a UPVC double-glazed window to the rear aspect and concrete flooring

Living Room
Having a ceiling light point, UPVC double glazed French doors into the rear garden, a radiator, a gas fireplace and laminate flooring.

Shower Room
Having a ceiling light point, a towel radiator, a close coupled WC, a vanity hand wash basin, a UPVC double-glazed window to the side aspect, a walk in shower with an overhead mains fitments, hand rail and tiled flooring

Bedroom One
Having a ceiling light point, a UPVC double-glazed bow window to the front aspect, built in wardrobe storage, a radiator and laminate flooring.

Bedroom Two
Having a ceiling light point, a UPVC double-glazed bow window to the front aspect, built in wardrobe storage, a radiator and laminate flooring.

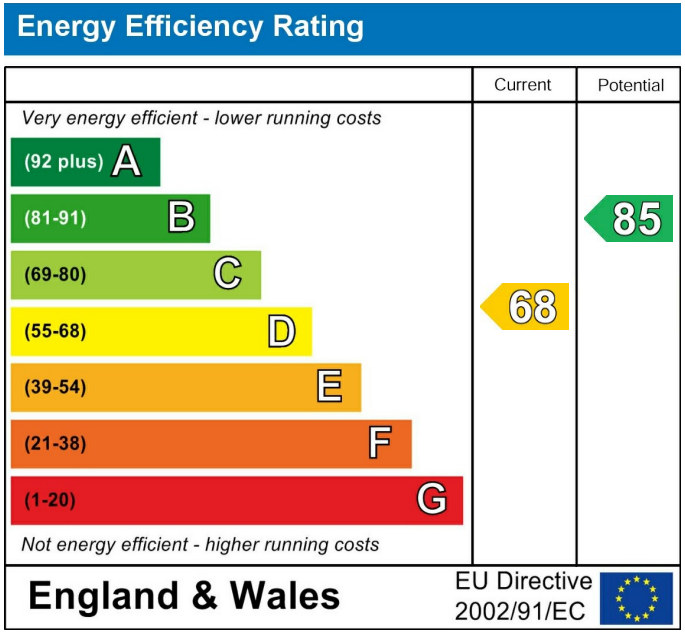
Outside
The front of the property has a paved driveway, with access to the garage via an electric door, a wall mounted security light point and a front lawn with bushes and established shrubs.

The south-west facing rear garden has a slabbed pathway to the bottom of the garden. It also includes a lawn, bushes, established shrubs, a wall mounted security light point, a paved patio seating area and a timber storage shed.
There is also a wooden door providing access into the garage.

AGENTS NOTE
Buying this home with extra peace of mind – Here's how it works in simple terms: Once your offer is accepted, you'll pay a one-off, non-refundable Reservation Fee of £1,750 including VAT (on top of the agreed purchase price). It's all designed to reduce fall-throughs, speed things up, and give both you and the seller more certainty in what can sometimes feel like a stressful process.

In return, that fee includes some fantastic benefits to make your move easier and safer:
1. A legal pack ready to go (including the official copy of the register, title plan and key searches) – so you can make an informed decision without nasty surprises later
2. Professional AML checks taken care of
3. Access to a quality range of other important services such as Surveys, Conveyancing and Removals

For the full details, a look at the terms, or any questions, just pop an email to committedbuyer@gotogroup.co.uk or head over to gotogroup.co.uk.



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