



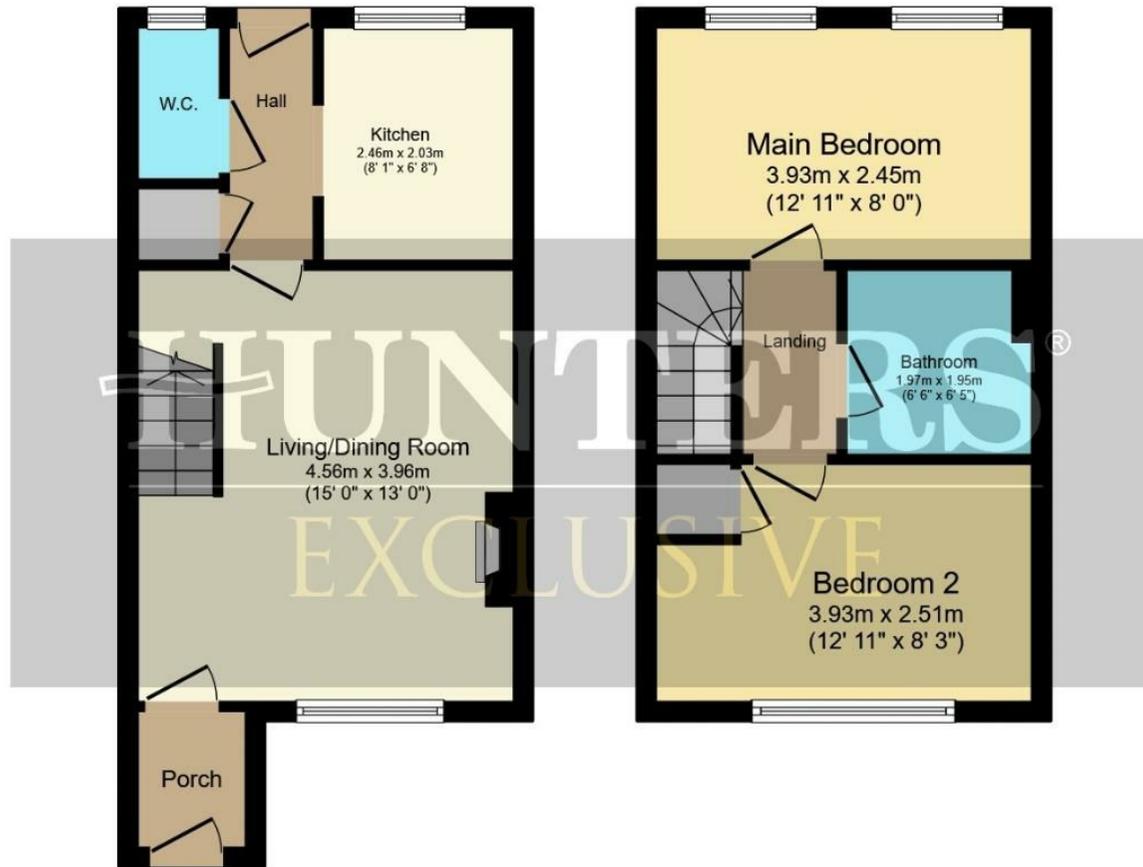
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7 Royal Close, Rugeley, WS15 2DD

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### Offers Over £160,000

this fabulous two bedroomed property is ready for someone to make their own, perfect as a first time buy this home is in need of some modernisation and upgrade. Further benefitting from being offered for sale with NO UPWARD CHAIN. Located in a popular residential part of Rugeley close to the town centre and local amenities. Gas central heating and UPVC double-glazing. The accommodation briefly comprises; Entrance Porch, Living Room, Inner Hallway with storage, Guest WC and Kitchen. First Floor Landing, Two Double Bedrooms and a Bathroom. Garden to the rear and off road parking to the front. EPC rating - D



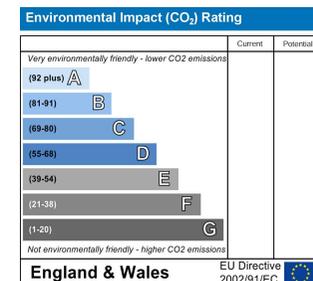
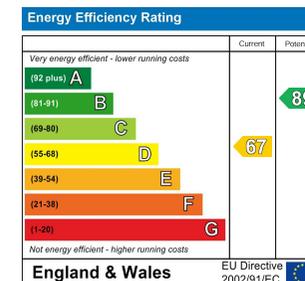
**Ground Floor**

**First Floor**

Total floor area 58.7 sq.m. (632 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 Porch

accessed via a UPVC double-glazed front entrance door and having a ceiling light point, laminate flooring and a door into the

### Living Room

having a feature fireplace with an inset gas fire. Ceiling light point, two radiators, stairs to the first floor with an under stairs storage area, laminate flooring and a UPVC double-glazed window to the front aspect. Door to the

### Inner Hallway

having a useful fitted pantry storage cupboard. Ceiling light point and a UPVC double-glazed door to the rear garden

### WC

having a corner hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

### Kitchen

having a range of wall and base units with roll top work surfaces and an inset acrylic sink with drainer. Electric oven, gas hob with extractor hood and appliance spaces for a fridge and a washing machine. Ceiling light point, kick board heater, part tiling to walls and a UPVC double-glazed window to the rear aspect

### First Floor Landing

having a ceiling light point and access to the loft

### Bedroom One

having a ceiling light point, radiator and two UPVC double-glazed windows to the rear aspect

### Bedroom Two

having a useful fitted storage cupboard housing the central heating boiler. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

### Bathroom

having a panelled bath with an over head mains powered shower fitment, screen and aqua panelling to the walls, vanity hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to the walls and a radiator

### Outside

the front of the property is accessed via a shared driveway. There is a small lawn with paved steps to the front entrance door. There is also a parking space and a pedestrian gate to access the rear of the property

the rear garden has a lawn, small paved area and screen fencing with a gate to access around to the parking space

### AGENTS NOTE

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>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</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.

