

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Rugeley Road

Chase Terrace, WS7 1NS

Offers In Excess Of £170,000



Council Tax: B



- MID TERRACED HOUSE
- TWO BEDROOMS
- KITCHEN DINER WITH OVEN & HOB
- GAS RADIATOR CENTRAL HEATING
- GARDENS TO FRONT AND REAR

- AVAILABLE WITH NO UPWARD CHAIN
- LOUNGE
- BATHROOM
- SEALED UNIT DOUBLE GLAZING
- ALLOCATED CAR PARKING SPACE



Hunters Burntwood are pleased to offer For Sale, this Freehold Mid Terraced House which is ideal for both first time buyers or investors and situated within easy reach of local shops, schools & amenities. The property has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: entrance porch, lounge, kitchen diner with oven & hob, landing, two bedrooms and bathroom. Outside is a lawned front garden, enclosed rear garden and allocated car parking space.

#### PORCH

having a sealed unit double glazed front entrance door and laminate floor.

#### LOUNGE

12'1" x 8'11" (12'1" max) (3.68m x 2.72m (3.68m max))

having a sealed unit double glazed front window, laminate floor, TV aerial socket, Windsor Elite gas fire, 2 wall light points and stairs to the first floor.

#### KITCHEN DINER

12'1" x 10'3" (3.68m x 3.12m)

fitted with a range of base, drawer and wall mounted units, work surface incorporating a stainless steel sink top, 4 ring gas hob with cooker hood above, electric fan assisted oven, space & plumbing for an automatic washing machine, space for a fridge, sealed unit double glazed rear window, radiator, under stairs storage cupboard, and sealed unit double glazed French doors to the rear garden.

#### LANDING

having the ceiling hatch to the roof space and airing cupboard containing the Ideal Logic C24 gas combination boiler & shelving.

#### BEDROOM 1

12'1" x 8'11" (9'7" max) (3.68m x 2.72m (2.92m max))

having 2 sealed unit double glazed front windows, radiator, storage cupboard with shelving and double wardrobe with hanging rails & storage cupboards above.

#### BEDROOM 2

10'5" x 5'7" (3.18m x 1.70m)

having a sealed unit double glazed rear window and radiator.

#### BATHROOM

10'5" x 5'7" (3.18m x 1.70m)

fitted with a white suite incorporating a panel bath with mains shower above, low flush W.C., hand basin with cupboard beneath, ceramic tiled splashbacks, radiator, extractor fan and sealed unit double glazed rear window

#### OUTSIDE

The property is set back from the road behind a lawned garden with steps to the front entrance. To the rear the garden is enclosed by fencing and has a paved patio with cold water tap, external light point, bordered lawn, garden shed and rear gate leading to the car park which has an allocated parking space.



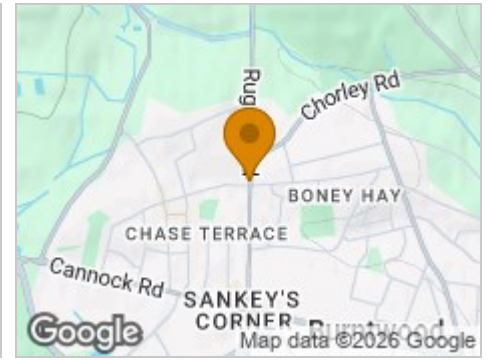
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



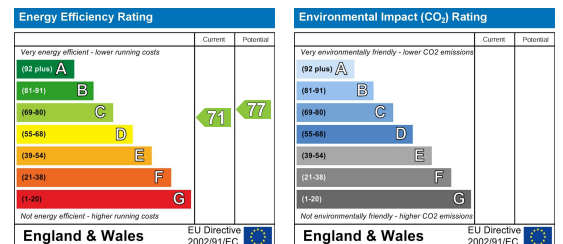
TOTAL FLOOR AREA : 552 sq.ft. (51.3 sq.m.) approx.

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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## Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.