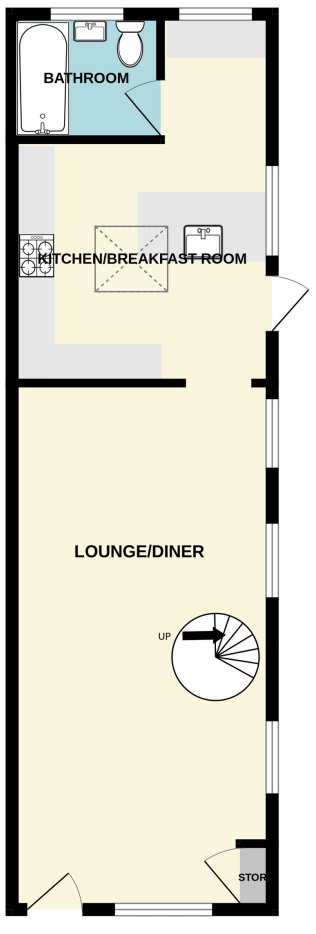
Bill Tandy
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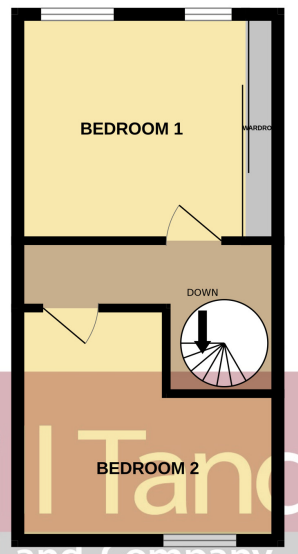
120 Rugeley Road, Chase Terrace, Staffordshire, WS7 1NR



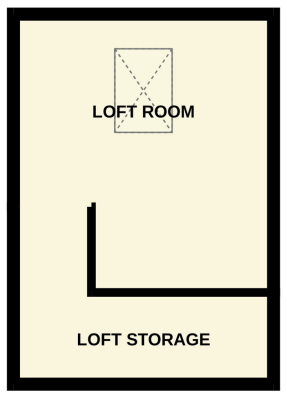
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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NAEA
National Association of Estate Agents
The Property Ombudsman SALES

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

120 Rugeley Road, Chase Terrace, Staffordshire, WS7 1NR

£235,000 Freehold OIRO

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this delightful two bedroom end terraced property. Situated on the Rugeley Road this property offers easy access to public transport links, highly regarded local schools, along with easy access to local amenities at Sankeys Corner. Cannock Wood is only a few minutes away which is an Area of Outstanding Natural Beauty with endless countryside walks. In brief the property comprises front and rear gardens, gated parking, lounge with dining area, contemporary breakfast kitchen with utility area, modern ground floor bathroom, two good sized first floor bedrooms and loft room. An early viewing is considered essential to fully appreciate the accommodation on offer.



DINING AREA
3.10m x 3.10m (10' 2" x 10' 2") approached via an opaque double glazed front entrance door and having UPVC double glazed window to front, ceiling light point, radiator and useful storage cupboard.

LOUNGE AREA
3.90m x 3.50m (12' 10" x 11' 6") having a lovely iron spiral staircase with timber slats between the lounge and dining areas, focal point feature fireplace with slate hearth, brick tiled surround and wooden mantel, three UPVC double glazed windows to side, fittings for wall mounted T.V. if required, ceiling light point and radiator.

BREAKFAST KITCHEN
3.40m x 3.30m (11' 2" x 10' 10") having lovely contemporary large ceramic floor tiling, Shaker style wooden base cupboards and drawers with wooden work surface above, matching wall mounted cupboards, integrated dishwasher, fridge and freezer, eye-level double oven and grill, central island with decorative lighting above and housing Belfast sink, built-in dishwasher and breakfast bar area, contemporary tiled splashbacks, inset gas hob with overhead extractor, modern vertical radiator, UPVC double glazed window to side, UPVC double glazed stable type door to side, recessed downlights and lovely roof lantern flooding the room with light.

UTILITY AREA
1.90m x 1.20m (6' 3" x 3' 11") having a continuation of the contemporary large ceramic floor tiling, space and plumbing for washing machine and tumble dryer, roll top work surface, complementary splashback tiling and UPVC double glazed window overlooking the rear garden.

MODERN GROUND FLOOR BATHROOM
2.10m x 1.70m (6' 11" x 5' 7") having lovely modern flooring, white suite comprising panelled bath with mains plumbed shower fitment over incorporating dual head with rainfall effect and bi-fold glazed splash screen, square wall mounted wash hand basin with storage drawers below and Victorian style W.C. with high level cistern, UPVC opaque double glazed window to rear, recessed downlights, extractor fan and modern vertical heated towel rail.



FIRST FLOOR LANDING
having ceiling light point and doors to further accommodation.

BEDROOM ONE
3.6m x 3.2m (11' 10" x 10' 6") a well presented room with flooded with light from the two UPVC double glazed windows to the rear, ceiling light point, radiator and build in wardrobes to one wall with mirrored sliding door access.

BEDROOM TWO
3.6m x 3.2m (11' 10" x 10' 6") maximum. having UPVC double glazed window to front, ceiling light point, radiator and loft hatch with timber folding pull down ladders giving access to Loft Room.

LOFT ROOM
3.6m x 2.8m (11' 10" x 9' 2") accessed via hatch and having ceiling light point, Velux window to the rear, storage cupboard housing the combination boiler and access to further eaves storage.







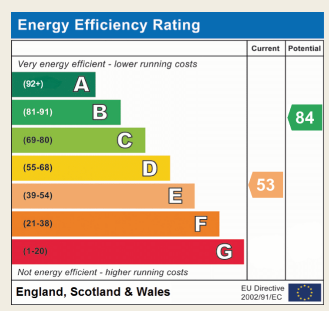
OUTSIDE
To the front of the property is a fence enclosed garden with picket style fencing, pebbled areas, paved pathway to the front door and bedding plant border with mature tree. To the side of the property is a vehicular gated access which serves all three terraced properties with a pedestrian side gate leading to the two private allocated parking spaces which are block paved and pebbled, fenced off bin store and block paved path leading to the garden. A timber pergola with climber leads to the rear garden having large paved shaped landscaped patio area to one side, deep bedding plant border, low maintenance astro-turf lawn, children's play area with bark chipping base, wood chip seating area and:

LARGE GARDEN SHED
5.80m x 3.00m (19' 0" x 9' 10") of timber construction and having power and light, UPVC cladding and UPVC doors and windows.

COUNCIL TAX
Band B.

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. For further information 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.

These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.