



12 Ruston Road,
Burntwood WS7 3RU

Downes & Daughters
ESTATE AGENCY

12 Ruston Road,
Burntwood WS7 3RU
Offers over £240,000

A tastefully presented three bedroom, semi detached, family home recently constructed by Taylor Wimpey in 2018 and already extensively refurbished by the current owners. Occupying an enviable, easily accessible, position within this popular new development, with Chase Water right on the doorstep, this delightful property is presented in a faultless contemporary style both inside and out. A wonderfully bright entrance hallway with feature panelled wall has doors opening to a refitted, fully integrated, breakfast kitchen with solid wood worksurfaces, a spacious living and dining room with access to the rear garden and a modern guest cloakroom. The first floor is equally impressive with a principal bedroom suite with fitted wardrobes and an en suite shower room, two further bedrooms and a family bathroom. Externally there is a professionally landscaped, low maintenance, rear garden with artificial lawn and patio seating areas, tarmac driveway and a single garage.

Viewing is essential to appreciate the thoroughly impressive nature of this stylish and sensibly improved home.

NO CHAIN

GROUND FLOOR

Entrance Hallway With Storage Cupboard • Guest Cloakroom • Refitted Fully Integrated Breakfast Kitchen • Living / Dining Room With Access To Rear Garden

FIRST FLOOR

Attractive Landing • Principal Bedroom (fitted wardrobes) • En Suite Shower Room • Bedroom Two • Bedroom Three • Family Bathroom

OUTSIDE

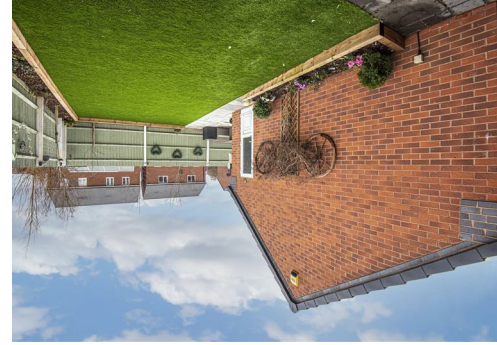
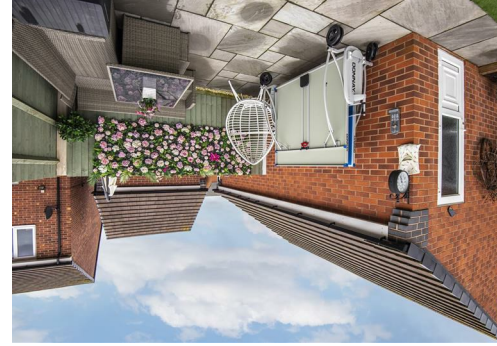
Tarmac Driveway Parking For Two Cars • Single Garage (with added personnel door to garden) • Stunning Low Maintenance Garden • Professionally Landscaped • Artificial Lawn • Raised Sleeper Beds • Indian Sandstone Patio Seating Areas • Gated Access To Front







5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099
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Total area: approx. 97.9 sq. metres (1054.2 sq. feet)



Environmental Impact (CO ₂) Rating	
Current	79
Target	89
<small>Very environmentally friendly - lower CO₂ emissions (92 ppw) A</small> <small>(91-91)</small> B <small>(89-89)</small> C <small>(85-88)</small> D <small>(81-88)</small> E <small>(71-80)</small> F <small>(1-20)</small> G	
<small>EU Directive 2002/91/EC</small> <small>England & Wales</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	

Energy Efficiency Rating	
Current	78
Target	89
<small>Very energy efficient - lower running costs (92 ppw) A</small> <small>(91-91)</small> B <small>(89-89)</small> C <small>(85-88)</small> D <small>(81-88)</small> E <small>(71-80)</small> F <small>(1-20)</small> G	
<small>EU Directive 2002/91/EC</small> <small>England & Wales</small> <small>Not energy efficient - higher running costs</small>	