



Eaton Drive | Rugeley | WS15 2FS
£200,000

W **Webbs**
estate agents

Summary

Nestled in the charming area of Eaton Drive, Rugeley, this delightful coach house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples.

As you enter the property, the hallway leads to a handy utility room, adding everyday convenience and practicality. Ascending the stairs, you are welcomed into a generous reception room that boasts a warm and inviting ambiance, ideal for both relaxing and entertaining. The kitchen is well-appointed and functional, offering ample space for cooking and meal preparation.

The property features a modern bathroom, ensuring comfort and convenience for all residents. Outside, the garden offers a lovely space for outdoor activities or simply enjoying the fresh air. Additionally, the driveway provides off-road parking, along with a garage for added security.

Location is key, and this home does not disappoint. It is situated close to local shops and schools, making daily errands and family life easy and accessible. Furthermore, excellent transport links are

Key Features

- NO CHAIN
- FREEHOLD COACH HOUSE
- GARAGE
- DRIVEWAY
- TWO BEDROOMS
- UTILITY
- GARDEN
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS

Rooms and Dimensions

Entrance Hallway

Utility

9'4" x 6'7" (2.85 x 2.01)

Garage

9'8" x 7'9" (2.95 x 2.37)

Landing

Ktchen

6'3" x 8'3" (1.91 x 2.52)

Lounge

19'1" x 10'3" (5.82 x 3.13)

Bedroom One

9'2" x 9'8" (2.80 x 2.96)

Bedroom Two

9'2" x 7'10" (2.80 x 2.39)

Bathroom

6'2" x 7'2" (1.90 x 2.20)

Driveway

Garden

IDENTIFICATION CHECKS - C







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs		Current	Very environmentally friendly - lower CO ₂ emissions		Current
91-100	A	88	91-100	A	88
81-90	B	74	81-90	B	74
71-80	C		71-80	C	
61-70	D		61-70	D	
51-60	E		51-60	E	
41-50	F		41-50	F	
31-40	G		31-40	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		