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**Wolseley Road | Rugeley | WS15 2ET**

**£495,000**

 **Webbs**  
estate agents

## Summary

\*\* IMMACULATELY PRESENTED THROUGHOUT \*\* DETACHED FAMILY HOME \*\* DECEPTIVELY SPACIOUS \*\* THREE DOUBLE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* LARGE DRIVEWAY & 0.18 ACRE GARDEN \*\* KITCHEN & UTILITY ROOM \*\* SOUGHT AFTER LOCATION \*\* CHANCEL CATCHMENT \*\* VIEWING ESSENTIAL \*\*

Occupying a substantial 0.18 acre plot in one of Rugeley's most sought-after residential locations, this impressive three-bedroom detached family home offers spacious and versatile accommodation, making it an ideal purchase for growing families or those looking for a home with excellent potential. Rarely do properties combine such a generous plot with such a desirable position, and early viewing is highly recommended to fully appreciate everything this home has to offer.

Situated on the highly regarded Wolseley Road, the property enjoys an enviable setting within the Chancel School catchment area, whilst being conveniently located close to local amenities, highly regarded schools, excellent transport links and the outstanding natural beauty of Cannock Chase, providing miles of walking, cycling and outdoor pursuits right on your doorstep.

## Key Features

- IMMACULATELY PRESENTED THROUGHOUT
- DECEPTIVELY SPACIOUS
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- CHANCEL CATCHMENT
- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- LARGE DRIVEWAY & GARDEN
- SOUGHT AFTER LOCATION
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Hallway

14'5" x 7'4" (4.40 x 2.24)

### Living Room

14'7" x 13'6" (4.47 x 4.14)

### Dining Room

11'4" x 13'6" (3.46 x 4.13)

### Kitchen

8'0" x 7'3" (2.45 x 2.21)

### Utility Room

8'3" x 8'3" (2.54 x 2.52)

### Garage

16'4" x 9'3" (5.00 x 2.84)

### Landing

17'5" x 7'4" (5.33 x 2.25)

### Bedroom 1

14'8" x 11'5" (4.49 x 3.50)

### Bedroom 2

11'4" x 13'5" (3.46 x 4.10)

### Bedroom 3

12'3" x 8'11" (3.75 x 2.74)

### Shower Room

8'2" x 8'0" (2.51 x 2.46)

### WC

5'1" x 7'3" (1.56 x 2.22)

### Identification Checks (R)

### Agents Notes







Approximate total area<sup>(1)</sup>  
132.3 m<sup>2</sup>  
Reduced headroom  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>
126-150 kWh/m <sup>2</sup> /year <b>B</b>	126-150 kWh/m <sup>2</sup> /year <b>B</b>	126-150 g/m <sup>2</sup> /year <b>B</b>	126-150 g/m <sup>2</sup> /year <b>B</b>
151-175 kWh/m <sup>2</sup> /year <b>C</b>	151-175 kWh/m <sup>2</sup> /year <b>C</b>	151-175 g/m <sup>2</sup> /year <b>C</b>	151-175 g/m <sup>2</sup> /year <b>C</b>
176-200 kWh/m <sup>2</sup> /year <b>D</b>	176-200 kWh/m <sup>2</sup> /year <b>D</b>	176-200 g/m <sup>2</sup> /year <b>D</b>	176-200 g/m <sup>2</sup> /year <b>D</b>
201-225 kWh/m <sup>2</sup> /year <b>E</b>	201-225 kWh/m <sup>2</sup> /year <b>E</b>	201-225 g/m <sup>2</sup> /year <b>E</b>	201-225 g/m <sup>2</sup> /year <b>E</b>
226-250 kWh/m <sup>2</sup> /year <b>F</b>	226-250 kWh/m <sup>2</sup> /year <b>F</b>	226-250 g/m <sup>2</sup> /year <b>F</b>	226-250 g/m <sup>2</sup> /year <b>F</b>
251-300 kWh/m <sup>2</sup> /year <b>G</b>	251-300 kWh/m <sup>2</sup> /year <b>G</b>	251-300 g/m <sup>2</sup> /year <b>G</b>	251-300 g/m <sup>2</sup> /year <b>G</b>
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales