



**Chester Road | Rugeley | WS15 1GD**  
**£450,000**

**Webbs**  
estate agents

## Summary

WEBBS ESTATE AGENTS have pleasure in offering this well-presented and substantially extended four-bedroom detached family home is located on the highly sought-after Birches Estate in Rugeley. Perfectly positioned for family living, the property enjoys close proximity to a range of local amenities, Rugeley Town Centre, Rugeley Train Station, well-regarded schools, local parks and the stunning natural beauty of Cannock Chase – an Area of Outstanding Natural Beauty just a short drive away. Location & Lifestyle The property has excellent access to local shops, schools and leisure facilities, is within walking distance to Rugeley Town Station (direct links to Birmingham and Stafford, a short distance to Cannock Chase, perfect for outdoor activities and family days out and is within easy road links to A51, A460, and M6 Toll.

## Key Features

- POPULAR RESIDENTIAL ESTATE
- TWO ENSUITES
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY
- CLOSE TO CANNOCK CHASE
- FOUR BEDROOMS
- OPEN PLAN KITCHEN DINER/ FAMILY ROOM
- GOOD SIZE REAR GARDEN
- GARAGE
- VIEWING ESSENTIAL

## Rooms and Dimensions

THROUGH HALLWAY

GUEST WC

LOUNGE

18'6" x 11'3" (5.65m x 3.44m)

OUTSTANDING KITCHEN FAMILY ROOM

26'8" x 21'3" (8.15m x 6.49m)

UTILITY ROOM

LANDING

BEDROOM ONE

15'4" x 11'8" (4.68m x 3.56m)

ENSUITE SHOWER ROOM

**BEDROOM TWO**

9'10" x 9'9" (3.00m x 2.97m)

**BEDROOM THREE**

12'3" x 8'0" (3.74m x 2.44m)

**BEDROOM FOUR**

9'10" x 9'9" (3.00m x 2.98m)

**FAMILY BATHROOM**

**BEAUTIFUL GARDENS**

**GARAGE**

**DRIVEWAY**

**Identification Checks (R)**







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	Planned		Current	Planned
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
Band A	B		Band A	C	
Band B	C		Band B	D	
Band C	D		Band C	E	
Band D	E		Band D	F	
Band E	F		Band E	G	
Band F	G		Band F		
Very energy efficient - lower running costs			Very environmentally friendly - higher CO <sub>2</sub> emissions		
Band G			Band G		

**England & Wales** EU Directive 2002/91/EC