



Tithebarn Road | Rugeley | WS15 2QW

Offers In The Region Of £370,000



Summary

**** NO CHAIN ** SOUGHT AFTER LOCATION ** CLOSE TO TOWN CENTRE ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** CONSERVATORY ** KITCHEN ** GOOD SIZE PLOT ** DECEPTIVELY SPACIOUS THROUGHOUT ** VIEWING ESSENTIAL ****

WEBBS ESTATE AGENTS are pleased to market this deceptively spacious, three bedroom detached bungalow, located in a sought after area of Rugeley on Tithelbarn Road. Viewing of the property is essential to fully appreciate the size and space on offer. The property is located close to amenities, useful transport links, schools and a short distance to Rugeley Town Centre. The internal accommodation briefly comprises, entrance hallway, living room, dining room, kitchen, conservatory, three bedrooms and a wet room. The property also benefits from a good size plot and an extended garage.

Key Features

- NO CHAIN
- CLOSE TO TOWN CENTRE
- TWO RECEPTION ROOMS
- KITCHEN
- DECEPTIVELY SPACIOUS THROUGHOUT
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- CONSERVATORY
- GOOD SIZE PLOT
- VIEWING ESSENTIAL

Rooms and Dimensions

Hallway

Living Room

17'1 x 10'2 (5.21m x 3.10m)

Dining Room

17'1 x 10'2 (5.21m x 3.10m)

Kitchen

17'7 x 9'2 (5.36m x 2.79m)

Conservatory

9'7 x 8'11 (2.92m x 2.72m)

Bedroom 1

13'6 x 10'9 (4.11m x 3.28m)

Bedroom 2

11'2 x 10'8 (3.40m x 3.25m)

Bedroom 3

9'3 x 8'7 (2.82m x 2.62m)

Wetroom

8'3 x 5'5 (2.51m x 1.65m)

IDENTIFICATION CHECKS (R)







Approximate total area⁽¹⁾
 999 ft²
 92.8 m²

(1) Excluding balconies and terraces

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

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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	
Current	Potential	Current	Potential
79	79	68	79
Best energy efficiency - lower energy costs 100-105 kWh/m ² /year A		Best environmental impact - lower CO ₂ emissions 100-105 g/m ² /year A	
105-110 kWh/m ² /year B		100-105 g/m ² /year B	
110-115 kWh/m ² /year C		105-110 g/m ² /year C	
115-120 kWh/m ² /year D		110-115 g/m ² /year D	
120-125 kWh/m ² /year E		115-120 g/m ² /year E	
125-130 kWh/m ² /year F		120-125 g/m ² /year F	
130-135 kWh/m ² /year G		125-130 g/m ² /year G	
135-140 kWh/m ² /year G		130-135 g/m ² /year G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	