



Sharnbrook Drive | Rugeley | WS15 2TB

Offers Over £210,000



## Summary

\*\* NO CHAIN \*\* IDEAL FOR FIRST TIME BUYERS \*\* POPULAR LOCATION \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* KITCHEN DINER \*\* UTILITY ROOM/ WC \*\* BATHROOM \*\* REAR GARDEN \*\* DRIVEWAY \*\*

Situated in the ever-popular residential area of Sharnbrook Drive, this well-presented three-bedroom semi-detached home is an ideal purchase for first-time buyers, young families or those looking to take the next step on the property ladder. Conveniently positioned close to local amenities, highly regarded schools, transport links and Rugeley town centre, the property offers spacious and versatile accommodation throughout.

The internal accommodation briefly comprises a welcoming entrance hallway, a bright and comfortable living room, a separate dining room providing an excellent space for entertaining, a fitted kitchen with ample space for dining, and a useful utility room incorporating a guest WC. To the first floor are three well-proportioned bedrooms and a modern family bathroom.

## Key Features

- NO CHAIN
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- UTILITY ROOM/ WC
- REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS
- THREE BEDROOMS
- KITCHEN DINER
- BATHROOM
- DRIVEWAY

## Rooms and Dimensions

### Hallway

### Living Room

11'7" x 13'5" (3.55 x 4.10)

### Reception Room

7'1" x 21'9" (2.16 x 6.65)

### Kitchen Diner

22'11" x 12'11" (6.99 x 3.94)

### Utility/ WC

7'0" x 3566'3" (2.15 x 1087)

### Landing

### Bedroom 1

8'5" x 13'3" (2.59 x 4.06)

### Bedroom 2

6'6".196'10" x 11'4" (2..60 x 3.47)

### Bedroom 3

6'0" x 9'3" (1.84 x 2.83)

### Bathroom

6'0" x 6'0" (1.83 x 1.84)

### 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	
Score	Band	Score	Band
105-120	A	10-15	A
85-105	B	16-20	B
65-85	C	21-25	C
45-65	D	26-30	D
25-45	E	31-35	E
5-25	F	36-40	F
1-5	G	41-45	G

England & Wales EU Directive 2002/91/EC