



**Allen Birt Walk | Rugeley | WS15 2NG**  
Offers In The Region Of £210,000

**Webbs**  
estate agents

## Summary

\*\* MOTIVATED SELLER \*\* WELL PRESENTED THROUGHOUT \*\* POPULAR LOCATION \*\* CLOSE TO AMENITIES \*\* IDEAL FOR FIRST TIME BUYERS \*\* CLOSE TO CANNOCK CHASE \*\* LOUNGE DINING ROOM \*\* MODERN KITCHEN & BATHROOM \*\* REAR GARDEN \*\* VIEWING ESSENTIAL \*\*

WEBBS ESTATE AGENTS are pleased to market this well presented three bedroom semi detached family home, located in a popular area of Rugeley on Allen Birt Walk. Viewing of the property is highly advised to fully appreciate the size, space and finish the current owners have achieved. The property would be ideal suited to a first time buyer looking to get their foot on the property ladder. The property is located close to amenities, schools, useful transport links and a short distance to Cannock Chase. The internal accommodation briefly comprises; entrance hallway, lounge dining room, kitchen, three bedrooms, family bathroom and rear garden.

## Key Features

- WELL PRESENTED THROUGHOUT
- CLOSE TO AMENITIES
- IDEAL FOR FIRST TIME BUYERS
- LOUNGE DINING ROOM
- REAR GARDEN
- POPULAR LOCATION
- THREE BEDROOMS
- CLOSE TO CANNOCK CHASE
- MODERN KITCHEN & BATHROOM
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Entry

### Hallway

### Living Room

20'4 x 11'0 (6.20m x 3.35m)

### Kitchen

12'2 x 9'7 (3.71m x 2.92m)

### Landing

### Bedroom 1

12'5 x 10'4 (3.78m x 3.15m)

### Bedroom 2

5'9 x 11'2 (1.75m x 3.40m)

### Bedroom 3

11'5 x 6'0 (3.48m x 1.83m)

### Bathroom

5'8 x 8'3 (1.73m x 2.51m)

### Rear Garden

### 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.

