



Hindley View | Rugeley | WS15 1FF  
Offers In The Region Of £250,000

 **Webbs**  
estate agents

## Summary

**\*\* POPULAR LOCATION \*\* IDEAL FOR FIRST TIME BUYERS \*\* TOWN CENTRE LOCATION \*\* THREE BEDROOMS \*\* PRINCIPLE BEDROOM WITH ENSUITE \*\* LIVING DINING ROOM \*\* KITCHEN \*\* DOWNSTAIRS W/C \*\* DECEPTIVELY SPACIOUS THROUGHOUT \*\* VIEWING ADVISED \*\***

WEBBS ESTATE AGENTS are pleased to market this deceptively spacious three bedroom, three storey town house, located in a popular area of Rugeley on Hindley View. Ideally situated close to amenities, useful transport links, schools, both Rugeley Town and Train Station and much more! The property would be ideally suited to a first time buyer looking to get their foot on the property ladder. The internal accommodation briefly comprises; entrance hallway, living dining room, kitchen, downstairs cloakroom, two double bedrooms and a family bathroom to the first floor, the second floor provides a large principle bedroom with ensuite. The property also benefits from a low maintenance rear garden and off road parking.

## Key Features

- POPULAR LOCATION
- TOWN CENTRE LOCATION
- PRINCIPLE BEDROOM WITH ENSUITE
- KITCHEN
- DECEPTIVELY SPACIOUS THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- THREE BEDROOMS
- LIVING DINING ROOM
- DOWNSTAIRS W/C
- VIEWING ADVISED

## Rooms and Dimensions

### THROUGH HALLWAY

### GUEST WC

### KITCHEN

8'3" x 7'8" (2.52m x 2.35m)

### LOUNGE DINER

13'5" x 12'11" (4.10m x 3.95m)

### LANDING

### BEDROOM

12'8" x 8'2" (3.88m x 2.51m)

### BEDROOM

12'7" x 6'7" (3.86m x 2.01m)

### BATHROOM

### SECOND FLOOR LANDING

### MASTER BEDROOM

12'11" x 12'7" (3.94m x 3.84m)

### DRESSING AREA

### ENSUITE

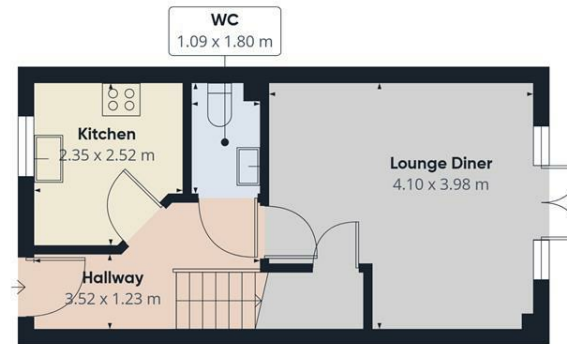
9'6" x 8'1" (2.92m x 2.48m)

### DRIVEWAY

### LANDSCAPED GARDENS







Ground Floor



Floor 1

Floor 2



Approximate total area<sup>(1)</sup>  
80.2 m<sup>2</sup>

(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.

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>
125-150 kWh/m <sup>2</sup> /year <b>B</b>	125-150 kWh/m <sup>2</sup> /year <b>B</b>	125-150 g/m <sup>2</sup> /year <b>B</b>	125-150 g/m <sup>2</sup> /year <b>B</b>
150-175 kWh/m <sup>2</sup> /year <b>C</b>	150-175 kWh/m <sup>2</sup> /year <b>C</b>	150-175 g/m <sup>2</sup> /year <b>C</b>	150-175 g/m <sup>2</sup> /year <b>C</b>
175-200 kWh/m <sup>2</sup> /year <b>D</b>	175-200 kWh/m <sup>2</sup> /year <b>D</b>	175-200 g/m <sup>2</sup> /year <b>D</b>	175-200 g/m <sup>2</sup> /year <b>D</b>
200-225 kWh/m <sup>2</sup> /year <b>E</b>	200-225 kWh/m <sup>2</sup> /year <b>E</b>	200-225 g/m <sup>2</sup> /year <b>E</b>	200-225 g/m <sup>2</sup> /year <b>E</b>
225-250 kWh/m <sup>2</sup> /year <b>F</b>	225-250 kWh/m <sup>2</sup> /year <b>F</b>	225-250 g/m <sup>2</sup> /year <b>F</b>	225-250 g/m <sup>2</sup> /year <b>F</b>
250-300 kWh/m <sup>2</sup> /year <b>G</b>	250-300 kWh/m <sup>2</sup> /year <b>G</b>	250-300 g/m <sup>2</sup> /year <b>G</b>	250-300 g/m <sup>2</sup> /year <b>G</b>
300+ kWh/m <sup>2</sup> /year <b>H</b>	300+ kWh/m <sup>2</sup> /year <b>H</b>	300+ g/m <sup>2</sup> /year <b>H</b>	300+ g/m <sup>2</sup> /year <b>H</b>

England & Wales EU Directive 2002/91/EC