



Portobello | Rugeley | WS15 2QS

Offers In The Region Of £375,000



Summary

**** SOUGHT AFTER LOCATION ** DETACHED FAMILY HOME ** LARGE CORNER PLOT ** THREE BEDROOMS ** CONSERVATORY ** TWO GARAGES ** WITHIN WALKING DISTANCE TO TOWN CENTRE ** IDEAL FOR GROWING FAMILIES ** VIEWING ESSENTIAL ****

WEBBS ESTATE AGENTS are pleased to market this rare opportunity to purchase the only detached home, located in a sought after area of Rugeley on Portobello. Viewing of the property is essential to be fully appreciated both internally and externally. Located close to Rugeley Town Centre, schools, useful transport links and much more. The internally accommodation briefly comprises.; entrance hallway, living/ dining room, kitchen, conservatory, three bedrooms and a family bathroom. The property also benefits from a good size rear garden and double garage.

Key Features

- SOUGHT AFTER LOCATION
- LARGE CORNER PLOT
- CONSERVATORY
- WITHIN WALKING DISTANCE TO TOWN CENTRE
- VIEWING ESSENTIAL
- DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO GARAGES
- IDEAL FOR GROWING FAMILIES

Rooms and Dimensions

Entrance Hallway

Living/ Dining Room

8'11 x 23'6 (2.72m x 7.16m)

Kitchen

9'5 x 9'11 (2.87m x 3.02m)

Conservatory

7'11 x 8'7 (2.41m x 2.62m)

Landing

Bedroom 1

9'9 x 13'2 (2.97m x 4.01m)

Bedroom 2

9'0 x 10'2 (2.74m x 3.10m)

Bedroom 3

9'7 x 8'9 (2.92m x 2.67m)

Bathroom

5'5 x 6'9 (1.65m x 2.06m)

Garage

11'2 x 22'8 (3.40m x 6.91m)

Garage

7'9 x 15'0 (2.36m x 4.57m)

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 ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
126-150 kWh/m ² /year B	126-150 kWh/m ² /year B	126-150 g/m ² /year B	126-150 g/m ² /year B
151-175 kWh/m ² /year C	151-175 kWh/m ² /year C	151-175 g/m ² /year C	151-175 g/m ² /year C
176-200 kWh/m ² /year D	176-200 kWh/m ² /year D	176-200 g/m ² /year D	176-200 g/m ² /year D
201-225 kWh/m ² /year E	201-225 kWh/m ² /year E	201-225 g/m ² /year E	201-225 g/m ² /year E
226-250 kWh/m ² /year F	226-250 kWh/m ² /year F	226-250 g/m ² /year F	226-250 g/m ² /year F
251-275 kWh/m ² /year G	251-275 kWh/m ² /year G	251-275 g/m ² /year G	251-275 g/m ² /year G

England & Wales EU Directive 2002/91/EC