



Fortescue Lane | Rugeley | WS15 2AD

Offers Over £425,000



Summary

** MOTIVATED SELLER ** DETACHED BUNGALOW ** SELF CONTAINED ANNEX ** SOUGHT AFTER LOCATION ** OUTSTANDING POTENTIAL ** VIEWING STRONGLY ADVISED **

WEBBS ESTATE AGENTS are proud to offer this deceptively spacious three-bedroom detached bungalow with a self-contained annex, and it is a must-see! Offering flexible and generous accommodation, this property is ideal for families, those seeking multi-generational living, or buyers looking for income potential via Airbnb or rental use. Briefly comprising: Porch & Entrance Hallway, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Two spacious double bedrooms to the ground floor, served by a well-appointed main bathroom, further bedroom upstairs with its own ensuite shower room. The Self-Contained Annex is an incredibly versatile feature of the home. The annex is accessed via its own entrance and includes: Open Plan Living/Bedroom/Kitchen Area Bright and functional, offering self-sufficient living with its own kitchenette. Private Shower Room Fully fitted with a shower, WC, and basin. Perfect for use as an in-law suite, teenager's retreat, home office, or a holiday let for extra income potential. Landscaped gardens and private driveway

Key Features

- SOUGHT AFTER LOCATION
- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- DRIVEWAY
- SELF CONTAINED ANNEX
- THREE BEDROOMS
- LARGE MATURE GARDEN
- CLOSE TO CANNOCK CHASE

Rooms and Dimensions

ENTRANCE HALLWAY

LOUNGE

11'10" x 12'10" (3.61m x 3.92m)

DINING ROOM

12'9" x 10'4" (3.91m x 3.16m)

KITCHEN

15'11" x 7'9" (4.86m x 2.38m)

UTILITY ROOM

CONSERVATORY

14'2" x 13'1" (4.32m x 4.01m)

BEDROOM ONE

16'11" x 11'11" (5.16m x 3.64m)

ENSUITE

BEDROOM TWO

12'2" x 8'4" (3.72m x 2.56m)

BEDROOM THREE

10'5" x 10'4" (3.18m x 3.15m)

FAMILY BATHROOM

ANNEX

LOUNGE / BEDROOM

17'9" x 15'9" (5.43m x 4.81m)

KITCHEN

6'9" x 15'10" (2.08m x 4.83m)

SHOWER ROOM

LANDSCAPED GARDENS

CAR PORT

24'3" x 12'6" (7.41m x 3.83m)

DRIVEWAY

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	
Rating	Score	Rating	Score
Best Average Rating - lower energy costs		Best Average Rating - lower CO ₂ emissions	
72	A	64	B
70-71	B	60-63	C
69	C	55-59	D
67-68	D	50-54	E
65-66	E	45-49	F
63-64	F	40-44	G
61-62	G		
Minimum achieved - lower energy costs		Minimum achieved - lower CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC