



Webbs

Helping people move since 1994

Joseph Dix Drive | Rugeley | WS15 2PU

Offers Over £230,000

 **Webbs**
estate agents

Summary

** WELL PRESENTED THROUGHOUT ** POPULAR LOCATION ** IDEAL FOR FIRST TIME BUYERS ** THREE BEDROOMS ** OPEN PLAN KITCHEN ** CONSERVATORY ** LARGE PLOT ** GARAGE ** CLOSE TO AMENITIES ** VIEWING ESSENTIAL **

WEBBS ESTATE AGENTS are pleased to market this well presented three bedroom link detached family home, located in a popular area of Rugeley on Joseph Dix Drive. The property would be ideally suited to a first time buyer looking to get their foot on the property ladder. Viewing of the property is essential to be fully appreciated! Located close to amenities, schools, useful transport links and a short distance to Cannock Chase AONB. The internal accommodation briefly comprises, entrance porch, hallway, open plan kitchen, living room, conservatory and downstairs cloakroom. The first floor provides three bedrooms and a family bathroom. The property sits on a large than average plot for the area and also benefits from a single garage.

Key Features

- WELL PRESENTED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- OPEN PLAN KITCHEN
- LARGE PLOT
- CLOSE TO AMENITIES
- POPULAR LOCATION
- THREE BEDROOMS
- CONSERVATORY
- GARAGE
- VIEWING ESSENTIAL

Rooms and Dimensions

Porch

4'6" x 7'3" (1.39 x 2.23)

Hallway

4'6" x 19'6" (1.39 x 5.95)

Living Room

16'5" x 10'11" (5.01 x 3.34)

Open Plan Kitchen

16'4" x 13'0" (5.00 x 3.97)

Conservatory

9'7" x 18'11" (2.94 x 5.77)

Landing

Bedroom 1

10'4" x 10'4" (3.17 x 3.17)

Bedroom 2

9'3" x 10'11" (2.84 x 3.34)

Bedroom 3

2.12 x 5.52 (0.61m.3.66m x 1.52m.15.85m)

Bathroom

5'8" x 7'8" (1.73 x 2.36)

Identification Checks (R)



Webbs
Helping people move since 1994





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
Very low energy (A)	92-100	Very low energy (A)	10-20
Low energy (B)	81-91	Low energy (B)	21-30
Standard (C)	69-80	Standard (C)	31-40
Below standard (D)	55-68	Below standard (D)	41-50
Poor (E)	39-54	Poor (E)	51-60
Very poor (F)	21-38	Very poor (F)	61-70
Very poor (G)	1-20	Very poor (G)	71-80

Current Energy Rating: **B** (Score: 76) | Target Energy Rating: **A** (Score: 70)

Current Environmental Impact Rating: **C** (Score: 45) | Target Environmental Impact Rating: **B** (Score: 35)

England & Wales | EU Directive 2002/91/EC