



Leahall Lane | Rugeley | WS15 1HX
£240,000

W **Webbs**
estate agents

Summary

** NO CHAIN ** POPULAR LOCATION ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** EXTENDED KITCHEN & DINING ROOM ** DOWNSTAIRS SHOWER ROOM ** GARAGE ** CLOSE TO AMENITIES ** IDEAL FOR FIRST TIME BUYERS ** VIEWING ADVISED **

WEBBS ESTATE AGENTS are pleased to offer this extended, three bedroom semi detached home, located in a popular area of Brereton on Leahall Lane. The property would be ideally suited to a first time buyer looking to get their foot on the property ladder. Located close to amenities, useful transport links, schools and a short distance to Cannock Chase. The internal accommodation briefly comprises; entrance hall, lounge, extended kitchen & dining room, inner hallway, downstairs shower room, three bedrooms and a family bathroom. The property also benefits from a good size rear garden, single garage and off road parking for two vehicles.

Key Features

- NO CHAIN
- THREE BEDROOMS
- EXTENDED KITCHEN & DINING ROOM
- GARAGE
- IDEAL FOR FIRST TIME BUYERS
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- CLOSE TO AMENITIES
- VIEWING ADVISED

Rooms and Dimensions

PORCH

LOUNGE / DINER

19'6 x 9'4 (5.94m x 2.84m)

KITCHEN

13'7 x 8'8 (4.14m x 2.64m)

SITTING ROOM

13'6 x 8'3 (4.11m x 2.51m)

INNER HALL

SHOWER ROOM

7'7 x 7'1 (2.31m x 2.16m)

LANDING

BEDROOM ONE

9'6 x 11'1 (2.90m x 3.38m)

BEDROOM TWO

10'0 x 10'1 (3.05m x 3.07m)

BEDROOM THREE

7'0 x 7'6 (2.13m x 2.29m)

BATHROOM

4'3 x 6'4 (1.30m x 1.93m)

GARAGE

DRIVEWAY

REAR GARDEN

AGENTS NOTE







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 | Planned |
| Very energy efficient - lower running costs | Very environmentally friendly - lower CO ₂ emissions | 82 | |
| 82-80 | 82-80 | 68 | |
| 78-76 | 78-76 | | |
| 76-74 | 76-74 | | |
| 74-72 | 74-72 | | |
| 72-70 | 72-70 | | |
| 68-66 | 68-66 | | |
| 66-64 | 66-64 | | |
| 64-62 | 64-62 | | |
| 62-60 | 62-60 | | |
| 60-58 | 60-58 | | |
| 58-56 | 58-56 | | |
| 56-54 | 56-54 | | |
| 54-52 | 54-52 | | |
| 52-50 | 52-50 | | |
| 50-48 | 50-48 | | |
| 48-46 | 48-46 | | |
| 46-44 | 46-44 | | |
| 44-42 | 44-42 | | |
| 42-40 | 42-40 | | |
| 40-38 | 40-38 | | |
| 38-36 | 38-36 | | |
| 36-34 | 36-34 | | |
| 34-32 | 34-32 | | |
| 32-30 | 32-30 | | |
| 30-28 | 30-28 | | |
| 28-26 | 28-26 | | |
| 26-24 | 26-24 | | |
| 24-22 | 24-22 | | |
| 22-20 | 22-20 | | |
| 20-18 | 20-18 | | |
| 18-16 | 18-16 | | |
| 16-14 | 16-14 | | |
| 14-12 | 14-12 | | |
| 12-10 | 12-10 | | |
| 10-8 | 10-8 | | |
| 8-6 | 8-6 | | |
| 6-4 | 6-4 | | |
| 4-2 | 4-2 | | |
| 2-0 | 2-0 | | |
| Very energy efficient - lower running costs | Very environmentally friendly - lower CO ₂ emissions | | |
| 82-80 | 82-80 | | |
| 78-76 | 78-76 | | |
| 76-74 | 76-74 | | |
| 74-72 | 74-72 | | |
| 72-70 | 72-70 | | |
| 68-66 | 68-66 | | |
| 66-64 | 66-64 | | |
| 64-62 | 64-62 | | |
| 62-60 | 62-60 | | |
| 60-58 | 60-58 | | |
| 58-56 | 58-56 | | |
| 56-54 | 56-54 | | |
| 54-52 | 54-52 | | |
| 52-50 | 52-50 | | |
| 50-48 | 50-48 | | |
| 48-46 | 48-46 | | |
| 46-44 | 46-44 | | |
| 44-42 | 44-42 | | |
| 42-40 | 42-40 | | |
| 40-38 | 40-38 | | |
| 38-36 | 38-36 | | |
| 36-34 | 36-34 | | |
| 34-32 | 34-32 | | |
| 32-30 | 32-30 | | |
| 30-28 | 30-28 | | |
| 28-26 | 28-26 | | |
| 26-24 | 26-24 | | |
| 24-22 | 24-22 | | |
| 22-20 | 22-20 | | |
| 20-18 | 20-18 | | |
| 18-16 | 18-16 | | |
| 16-14 | 16-14 | | |
| 14-12 | 14-12 | | |
| 12-10 | 12-10 | | |
| 10-8 | 10-8 | | |
| 8-6 | 8-6 | | |
| 6-4 | 6-4 | | |
| 4-2 | 4-2 | | |
| 2-0 | 2-0 | | |