



Millcroft Way | Rugeley | WS15 4TE

£180,000

 **Webbs**  
estate agents

## Summary

\*\* NO CHAIN \*\* IDEAL FOR FIRST TIME BUYERS \*\* VILLAGE LOCATION \*\* TWO BEDROOMS \*\* IN NEED OF MODERNISATION \*\* LIVING ROOM \*\* KITCHEN \*\* REAR GARDEN \*\* OFF ROAD PARKING \*\* VIEWING ADVISED \*\*

WEBBS ESTATE AGENTS are pleased to market this two bedroom property, located in a popular area of Armitage on Millcroft Way. 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 much more! The internal accommodation briefly comprises; entrance hall, living room, kitchen, two bedrooms and a family bathroom. The property also benefits from a rear garden and off road parking.

## Key Features

- NO CHAIN
- VILLAGE LOCATION
- IN NEED OF MODERNISATION
- KITCHEN
- OFF ROAD PARKING
- IDEAL FOR FIRST TIME BUYERS
- TWO BEDROOMS
- LIVING ROOM
- REAR GARDEN
- VIEWING ADVISED

## Rooms and Dimensions

### Entry

### Living Room

15'6 x 11'11 (4.72m x 3.63m)

### Kitchen

8'5 x 7'10 (2.57m x 2.39m)

### Landing

### Bedroom 1

12'6 x 10'0 (3.81m x 3.05m)

### Bedroom 2

11'4 x 5'9 (3.45m x 1.75m)

### Bathroom

6'3 x 5'9 (1.91m x 1.75m)

### IDENTIFICATION CHECKS - C







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	
Score	Band	Score	Band
105-120	A	105-120	A
80-105	B	80-105	B
65-80	C	65-80	C
50-65	D	50-65	D
35-50	E	35-50	E
20-35	F	20-35	F
1-20	G	1-20	G

England & Wales EU Directive 2002/91/EC