



Green Lane | Rugeley | WS15 2AR

Offers Over £180,000

 **Webbs**
estate agents

Summary

** NO CHAIN ** IDEAL FOR FIRST TIME BUYERS ** CLOSE TO TOWN CENTRE ** THREE BEDROOMS ** OFF ROAD PARKING ** LIVING ROOM ** KITCHEN ** UTILITY SPACE ** CLOSE TO AMENITIES ** VIEWING ADVISED **

WEBBS ESTATE AGENTS are pleased to market this well presented three bedroom mid terrace home, located in a popular area of Rugeley on Green Lane. Viewing of the property is advised to appreciate the deceptive accommodation on offer. The property would be ideally suited to a first time buyer looking to get their foot on the property ladder. Located close to amenities, schools, useful transport links and a short distance to Rugeley Town Centre. The internal accommodation briefly comprises; entrance hallway, living room, kitchen, utility space, three bedrooms and a family bathroom. The property also boasts a good size rear garden and off road parking for two vehicles.

Key Features

- NO CHAIN
- CLOSE TO TOWN CENTRE
- OFF ROAD PARKING
- KITCHEN
- CLOSE TO AMENITIES
- IDEAL FOR FIRST TIME BUYERS
- THREE BEDROOMS
- LIVING ROOM
- UTILITY SPACE
- VIEWING ADVISED

Rooms and Dimensions

Hallway

Living Room

10'1 x 14'7 (3.07m x 4.45m)

Kitchen

10'0 x 10'10 (3.05m x 3.30m)

Utility Room

2'8 x 8'2 (0.81m x 2.49m)

Landing

Bedroom 1

8'3 x 14'1 (2.51m x 4.29m)

Bedroom 2

8'1 x 8'10 (2.46m x 2.69m)

Bedroom 3

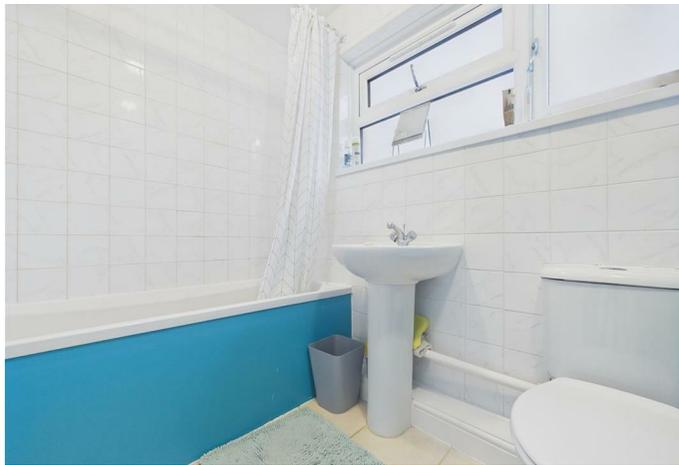
7'10 x 8'9 (2.39m x 2.67m)

Bathroom

7'7 x 5'7 (2.31m x 1.70m)

IDENTIFICATION CHECKS - C







Approximate total area⁽¹⁾
 786 ft²
 72.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	
Score	Band	Score	Band
100-125	A	100-125	A
75-100	B	75-100	B
50-75	C	50-75	C
25-50	D	25-50	D
10-25	E	10-25	E
1-10	F	1-10	F
0-1	G	0-1	G

England & Wales EU Directive 2002/91/EC