



Leyland Drive | Rugeley | WS15 2EP
Offers In The Region Of £295,000

Webbs
estate agents

Summary

Webbs Estate Agents are excited to offer for sale this spacious and stylish three-bedroom semi-detached home, set on the ever-popular Leyland Drive – right in the catchment for Chancel Primary School and close to everything a family needs.

This is a home that ticks all the boxes. Step inside and you'll find a generous layout with a welcoming entrance hallway, a bright lounge, a separate dining room, and a large kitchen diner – perfect for busy family life or entertaining. There's also a conservatory that opens onto the rear garden, adding even more usable living space.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. Outside, you'll find a well-kept rear garden and a driveway providing off-road parking.

The location is spot-on – ideal for families, first-time buyers or professionals alike, with great schools, local amenities, and commuter routes all within easy reach.

Don't miss out – properties in this spot don't hang around. Book your viewing today.

Key Features

- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- LOUNGE
- GOOD SIZE GARDEN
- CLOSE TO AMENITIES
- CHANCEL CATCHMENT
- LARGE KITCHEN DINER
- CONSERVATORY
- DRIVEWAY
- VIEWING ESSENTIAL

Rooms and Dimensions

Property Description

Location & Lifestyle

Living Space

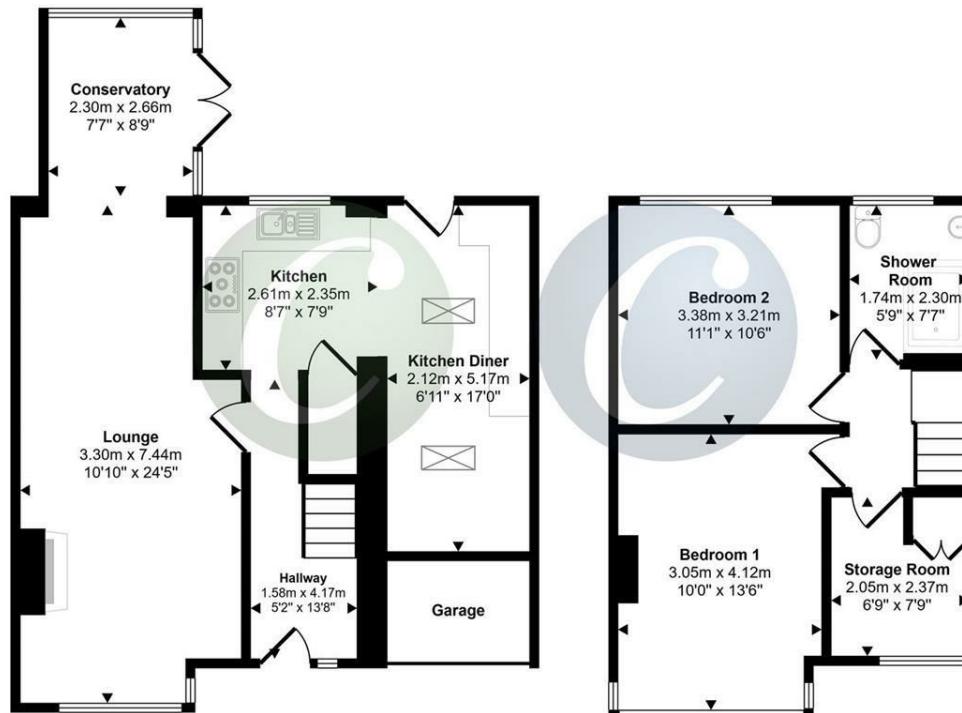
Identification Checks (R)

Sales Details (R)





Approx Gross Internal Area
97 sq m / 1049 sq ft



Ground Floor
Approx 60 sq m / 645 sq ft

First Floor
Approx 38 sq m / 404 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	Potential	Current	Potential
Very energy efficient - lower running costs Band A	81	Very environmentally friendly - lower CO ₂ emissions Band A	70
Band B	C	Band B	B
Band C	D	Band C	C
Band D	E	Band D	D
Band E	F	Band E	E
Band F	G	Band F	F
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	