



Webbs
Helping people move since 1994

Lower Birches Way | Rugeley | WS15 1GB
Offers In The Region Of £450,000

 **Webbs**
estate agents

Summary

** WELL PRESENTED FAMILY HOME ** OPEN PLAN KITCHEN DINER ** TWO RECEPTION ROOMS ** FOUR BEDROOMS ** ENSUITE ** BEAUTIFUL REAR GARDEN ** OFF ROAD PARKING ** DOUBLE GARAGE
** CLOSE TO AMENITIES ** VIEWING ADVISED **NO CHAIN.

Occupying a desirable position within a popular residential development, this impressive detached family home offers spacious and versatile accommodation throughout. Originally constructed as a four-bedroom property, the home is currently configured as a generous three-bedroom residence but can easily be converted back to its original four-bedroom layout, making it an ideal choice for growing families.

Beautifully presented and thoughtfully extended, the property boasts an exceptional open-plan kitchen, dining and family room, creating the perfect space for modern family living and entertaining. In addition, there are two well-proportioned reception rooms, providing flexible living accommodation to suit a variety of lifestyles.

Key Features

- WELL PRESENTED FAMILY HOME
- TWO/THREE RECEPTION ROOMS
- ENSUITE
- OFF ROAD PARKING
- CLOSE TO AMENITIES
- OPEN PLAN KITCHEN DINER
- FOUR BEDROOMS
- BEAUTIFUL REAR GARDEN
- DOUBLE GARAGE
- VIEWING ADVISED

Rooms and Dimensions

Entrance Porch

Hallway

Lounge

12'1" x 18'5" (3.69 x 5.63)

Kitchen/Living area

27'3" x 17'4" (8.32 x 5.29)

Office

8'2" x 11'6" (2.49 x 3.52)

Study/Utility

8'2" x 9'3" (2.49 x 2.82)

Guest WC

Landing

Bedroom One

15'0" x 11'8" (4.58 x 3.57)

Ensuite

13'0" x 5'2" (3.98 x 1.58)

Bedroom Two with second en suite

11'5" x 10'11" (3.49 x 3.34)

Ensuite

Bedroom Three

15'8" x 8'5" (4.80 x 2.59)

Bathroom

8'3" x 8'7" (2.52 x 2.62)

Double Garage

17'7" width x 17'1" length (5.36m width x 5.21m length)

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.

