



**John Ball Close | Rugeley | WS15 2NN**  
Offers In The Region Of £160,000

**W** Webbs  
estate agents

## Summary

WEBBS ESTATE AGENTS are thrilled to offer to the market this well-presented three-bedroom mid-terraced property offers a fantastic opportunity for first-time buyers to step onto the property ladder. Located on John Ball Close, the home enjoys a quiet cul-de-sac setting, yet is just a stone's throw from a range of local amenities, schools, excellent transport links, and the natural beauty of Cannock Chase. Location & Lifestyle Situated within easy reach of Rugeley town centre, the property is well connected with bus and rail links and provides easy access to commuter routes including the A51 and M6 Toll. The nearby Cannock Chase Area of Outstanding Natural Beauty offers a wealth of leisure opportunities, walking trails, and scenic landscapes. Entrance Hallway, Lounge, Diner, Kitchen, Three Bedrooms, Family Bathroom and Rear Garden . In summary, viewing is highly recommended to appreciate the space, setting, and potential this charming home offers.

The property has the benefit of solar panels, we are awaiting confirmation from the Vendor regarding ownership.

## Key Features

- POPULAR LOCATION
- LOUNGE DINER
- FAMILY BATHROOM
- IDEAL FOR FIRST TIME BUYERS
- THREE BEDROOMS
- KITCHEN
- REAR GARDEN
- VIEWING ADVISED

## Rooms and Dimensions

### Porch

### Entrance Hallway

### Kitchen

8'9" x 10'0" (2.67 x 3.05)

### Living Room

10'9" x 14'6" (3.28 x 4.44)

### Bedroom/ Dining space

10'9" x 5'10" (3.28 x 1.79)

### Landing

### Bedroom One

10'5" x 11'9" (3.20 x 3.60)

### Bedroom Two

11'11" x 8'5" (3.64 x 2.59)

### Bedroom Three

5'4" x 8'7" (1.63 x 2.64)

### Family Bathroom

### Gardens

### Identification Checks (R)

### AGENTS NOTES - Solar Panels







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.

