



Coalpit Lane | Rugeley | WS15 1EN

£270,000

 **Webbs**  
estate agents

# Summary

\*\* POPULAR LOCATION \*\* EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME \*\* DECEPTIVELY SPACIOUS \*\* OPEN PLAN ACCOMMODATION \*\* DOWNSTAIRS SHOWER ROOM \*\* GOOD SIZE GARDEN \*\* OFF ROAD PARKING \*\* WITHIN WALKING DISTANCE TO CANNOCK CHASE \*\* IDEAL FOR FIRST TIME BUYERS \*\* VIEWING ADVISED \*\*

WEBBS ESTATE AGENTS are pleased to market this well presented, extended three bedroom semi detached family home, situated in a popular location, close to amenities and within walking distance to Cannock Chase.

Viewing of the property is essential to fully appreciate the deceptive accommodation on offer.

The internal accommodation briefly comprises, porch, entrance hallway, open plan kitchen living and dining room, downstairs shower room, three bedrooms and a family bathroom.

The property benefits from being on a corner plot with a good size garden as well as driveway for two vehicles.

# Key Features

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- DECEPTIVELY SPACIOUS
- DOWNSTAIRS SHOWER ROOM
- OFF ROAD PARKING
- IDEAL FOR FIRST TIME BUYERS
- EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME
- OPEN PLAN ACCOMMODATION
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- VIEWING ADVISED

# Rooms and Dimensions

## Entrance Porch

## Hallway

## Living Area

10'1" x 20'4" (3.09 x 6.21)

## Kitchen

9'1" x 9'1" (2.77 x 2.78)

## Dining Area

12'6" x 8'4" (3.83 x 2.55)

## Landing

## Bedroom 1

10'3" x 10'9" (3.13 x 3.28)

## Bedroom 2

10'5" x 8'3" (3.18 x 2.53)

## Bedroom 3

7'1" x 9'2" (2.18 x 2.80)

## Bathroom

5'5" x 7'6" (1.67 x 2.30)

## Identification Checks (R)

## PREMIUM CONVEYANCING (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.

