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**Cardigan Avenue | Rugeley | WS15 1LG**  
**Offers In The Region Of £230,000**

 **Webbs**  
estate agents

# Summary

\*\* NO CHAIN \*\* IDEAL FOR FIRST TIME BUYERS \*\* POPULAR LOCATION \*\* THREE BEDROOMS \*\* LIVING DINING ROOM \*\* KITCHEN WITH SEPARATE UTILITY ROOM \*\* IN NEED OF MODERNISATION \*\* GOOD SIZE REAR GARDEN \*\* CLOSE TO CANNOCK CHASE \*\* VIEWING ADVISED \*\*

An excellent opportunity to purchase a three bedroom home, offered for sale with no chain and ideally suited to first-time buyers looking for a property with scope to modernise and make their own.

The property is situated in a popular residential area of Rugeley, conveniently positioned for a range of local amenities, transport links and everyday facilities. Cannock Chase is also within easy reach, providing an excellent choice of countryside walks, cycling routes and outdoor activities.

Whilst the property would benefit from a degree of modernisation and updating, it offers well-proportioned accommodation and considerable potential for the successful purchaser to create a home tailored to their own tastes and requirements.

# Key Features

- NO CHAIN
- POPULAR LOCATION
- LIVING DINING ROOM
- IN NEED OF MODERNISATION
- CLOSE TO CANNOCK CHASE
- IDEAL FOR FIRST TIME BUYERS
- THREE BEDROOMS
- KITCHEN WITH SEPARATE UTILITY ROOM
- GOOD SIZE REAR GARDEN
- VIEWING ADVISED

# Rooms and Dimensions

## Entrance Hallway

## Lounge/Diner

21'4" x 10'11" (6.51 x 3.35)

## Kitchen

9'10" x 10'7" (3.02 x 3.25)

## Utility/Snug

20'7" x 7'3" (6.28 x 2.22)

## Landing

## Bedroom One

11'0" x 10'2" (3.36 x 3.10)

## Bedroom Two

10'1" x 6'11" (3.09 x 2.13)

## Bedroom Three

7'11" x 8'9" (2.43 x 2.69)

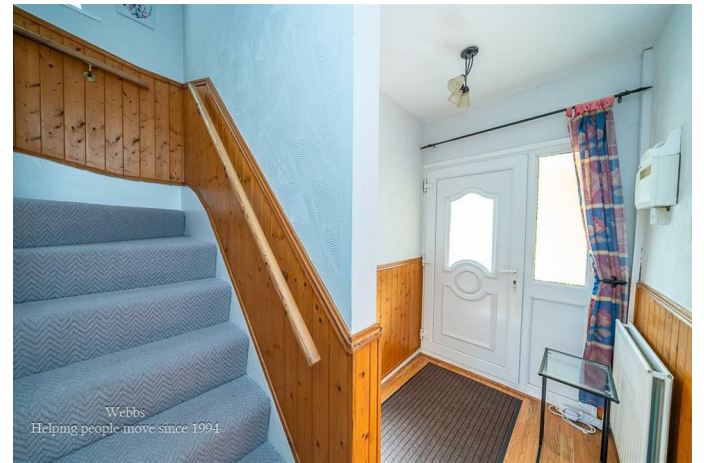
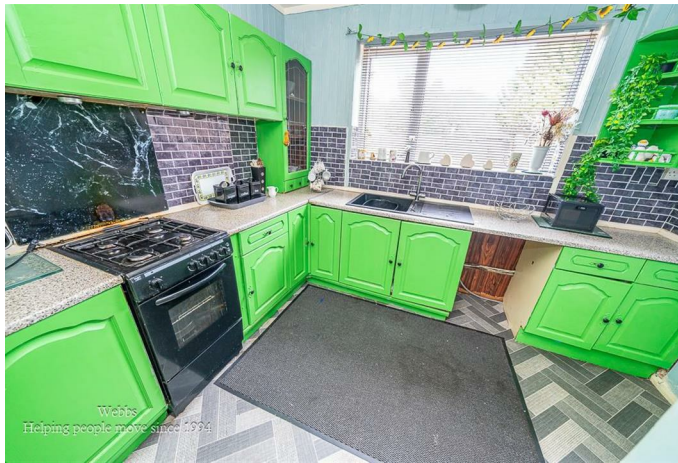
## Bathroom

6'11" x 8'4" (2.13 x 2.55)

## Driveway

## 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.

