



Newman Grove | Rugeley | WS15 1BN

Offers Over £260,000



Summary

**** NO CHAIN ** FOUR BEDROOMS ** LARGE PLOT ** CLOSE TO AMENITIES & SCHOOLS ** IDEAL FOR FIRST TIME BUYERS ** TWO RECEPTION ROOMS ** UTILITY ROOM ** DRIVEWAY ** DECEPTIVELY SPACIOUS ** VIEWING ESSENTIAL ****

An excellent opportunity for first-time buyers looking to take their first step onto the property ladder, this four-bedroom semi-detached home occupies a generous plot in the popular area of Brereton, Rugeley. Offered for sale with no chain, the property provides spacious accommodation throughout, together with excellent potential to create a wonderful family home.

Ideally positioned close to a range of local amenities, schools and useful transport links, the property is well placed for convenient day-to-day living.

Internally, the accommodation briefly comprises an entrance hallway, living room, dining room, kitchen, utility room and downstairs WC to the ground floor. To the first floor, there are four bedrooms and a family bathroom.

Key Features

- NO CHAIN
 - LARGE PLOT
 - IDEAL FOR FIRST TIME BUYERS
 - UTILITY ROOM
 - DECEPTIVELY SPACIOUS
- FOUR BEDROOMS
 - CLOSE TO AMENITIES & SCHOOLS
 - TWO RECEPTION ROOMS
 - DRIVEWAY
 - VIEWING ESSENTIAL

Rooms and Dimensions

Hallway

Living Room

9'7" x 15'3" (2.94 x 4.66)

Dining Room

11'1" x 11'5" (3.40 x 3.50)

Kitchen

13'10" x 7'0" (4.23 x 2.14)

Utility Room

5'0" x 3'7" (1.54 x 1.10)

WC

4'11" x 2'6" (1.52 x 0.78)

Landing

Bedroom 1

11'1" x 9'2" (3.40 x 2.80)

Bedroom 2

11'1" x 8'10" (3.39 x 2.71)

Bedroom 3

11'2" x 6'6" (3.42 x 1.99)

Bedroom 4

11'1" x 6'11" (3.39 x 2.11)

Bathroom

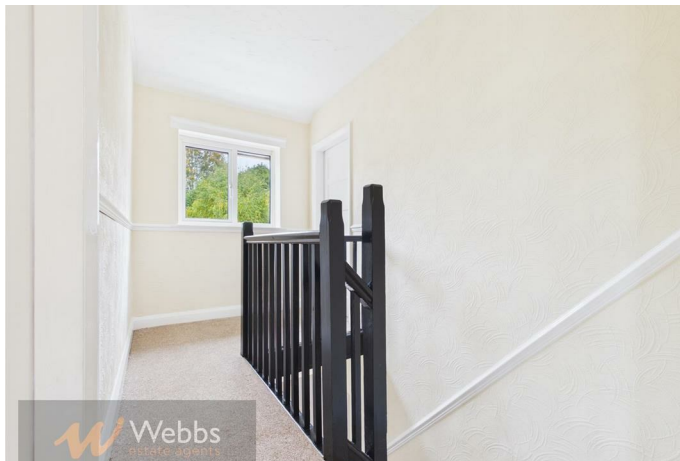
6'6" x 6'0" (1.99 x 1.85)

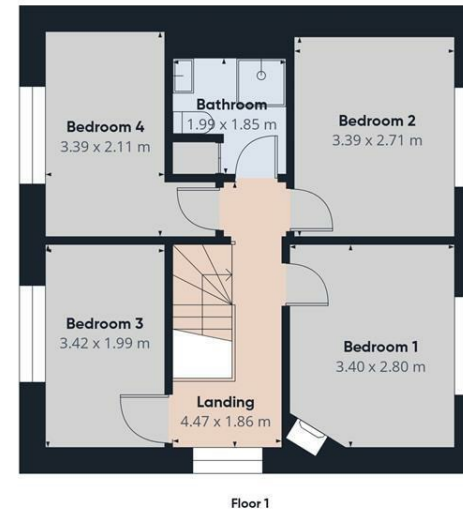
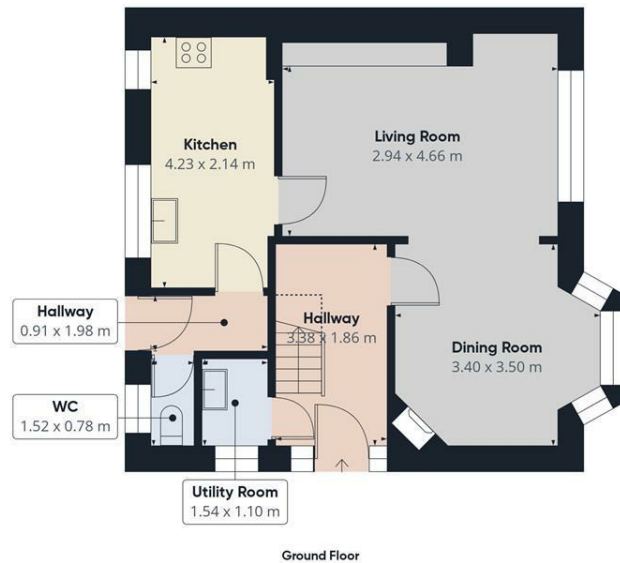
Identification Checks (R)

Disclosure

Agents Notes







Approximate total area⁽¹⁾
88.3 m²

Reduced headroom
1 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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