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Hednesford Road | Rugeley | WS15 1JP

Offers In The Region Of £385,000

 **Webbs**
estate agents

Summary

**** WOW ** STUNNING DETACHED FAMILY HOME ** INTERNAL VIEWING IS ESSENTIAL ** CLOSE TO TOWN CENTRE ** THREE RECEPTION ROOMS ** MODERN OPEN PLAN KITCHEN ** FOUR BEDROOMS ** FAMILY BATHROOM ** SHOWER ROOM ** GENEROUS LANDSCAPED REAR GARDEN ** PRIVATE DRIVEWAY ** VIEWING ESSENTIAL ****

WEBBS ESTATE AGENTS are pleased to market this STUNNING and well-presented traditional detached family home, located close to all amenities and Rugeley Town Centre. This beautiful home comprises: an entrance hallway, lounge, sitting room, MODERN open-plan kitchen leading to dining room and ground floor family bathroom. On the first floor, the landing leads to a modern shower room and four bedrooms. Externally, there is a private driveway providing ample off-road parking and a generous landscaped rear garden.

Key Features

- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- LARGE REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- FOUR BEDROOMS
- MODERN OPEN PLAN KITCHEN
- DRIVEWAY
- VIEWING ESSENTIAL

Rooms and Dimensions

AWAITING VENDOR APPROVAL

ENTRANCE HALLWAY

LOUNGE

11'7" x 10'8" (3.54m x 3.26m)

SITTING ROOM

11'8" x 10'10" (3.57m x 3.31m)

DINING ROOM

11'10" x 9'6" (3.62m x 2.92m)

KITCHEN

12'7" x 5'8" (3.85m x 1.74m)

GROUND FLOOR BATHROOM

LANDING

BEDROOM ONE

11'10" x 10'10" (3.63m x 3.31m)

BEDROOM TWO

11'6" x 10'9" (3.53m x 3.30m)

BEDROOM THREE

12'7" x 5'8" (3.86m x 1.74m)

BEDROOM FOUR

9'6" x 6'0" (2.90m x 1.83m)

SHOWER ROOM

PRIVATE DRIVEWAY

GENEROUS LANDSCAPED REAR GARDEN

Identification Checks (R)





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Approximate total area⁽¹⁾
 1090 ft²
 101.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
81	A	81	A
79-80	B	79-80	B
77-78	C	77-78	C
75-76	D	75-76	D
73-74	E	73-74	E
71-72	F	71-72	F
69-70	G	69-70	G

England & Wales EU Directive 2002/91/EC