



Park View Terrace | Rugeley | WS15 2RL

Offers In Excess Of £190,000

 **Webbs**  
estate agents

## Summary

\*\* POPULAR LOCATION \*\* CLOSE TO TOWN CENTRE \*\* IDEAL FOR FIRST TIME BUYERS \*\* THREE BEDROOMS \*\* LOUNGE \*\* KITCHEN  
\*\* DOWNSTAIRS CLOAKROOM \*\* CLOSE TO AMENITIES \*\* VIEWING ADVISED \*\*

WEBBS ESTATE AGENTS are pleased to market this three bedroom end terrace home, located in a popular area of Rugeley, a short distance to the town centre on Park View Terrace. The property would be ideally suited to a first time buyer looking to get their foot on the property ladder. Situated close to amenities, schools, useful transport links and a short distance to Cannock Chase! The internal accommodation briefly comprises; entrance hall, lounge, kitchen, downstairs cloakroom, three bedrooms and a family bathroom. Viewing of the property is advised to be fully appreciated.

## Key Features

- POPULAR LOCATION
- THREE BEDROOMS
- LOUNGE
- DOWNSTAIRS CLOAKROOM
- REAR GARDEN
- CLOSE TO TOWN CENTRE
- IDEAL FOR FIRST TIME BUYERS
- KITCHEN
- CLOSE TO AMENITIES
- VIEWING ADVISED

## Rooms and Dimensions

### Entrance Hallway

### Living Room

11'11 x 12'1 (3.63m x 3.68m)

### Kitchen

8'5 x 13'6 (2.57m x 4.11m)

### WC

3'10 x 2'10 (1.17m x 0.86m)

### Landing

### Bedroom 1

9'8 x 9'7 (2.95m x 2.92m)

### Bedroom 2

10'10 x 8'11 (3.30m x 2.72m)

### Bedroom 3

7'9 x 7'8 (2.36m x 2.34m)

### Bathroom

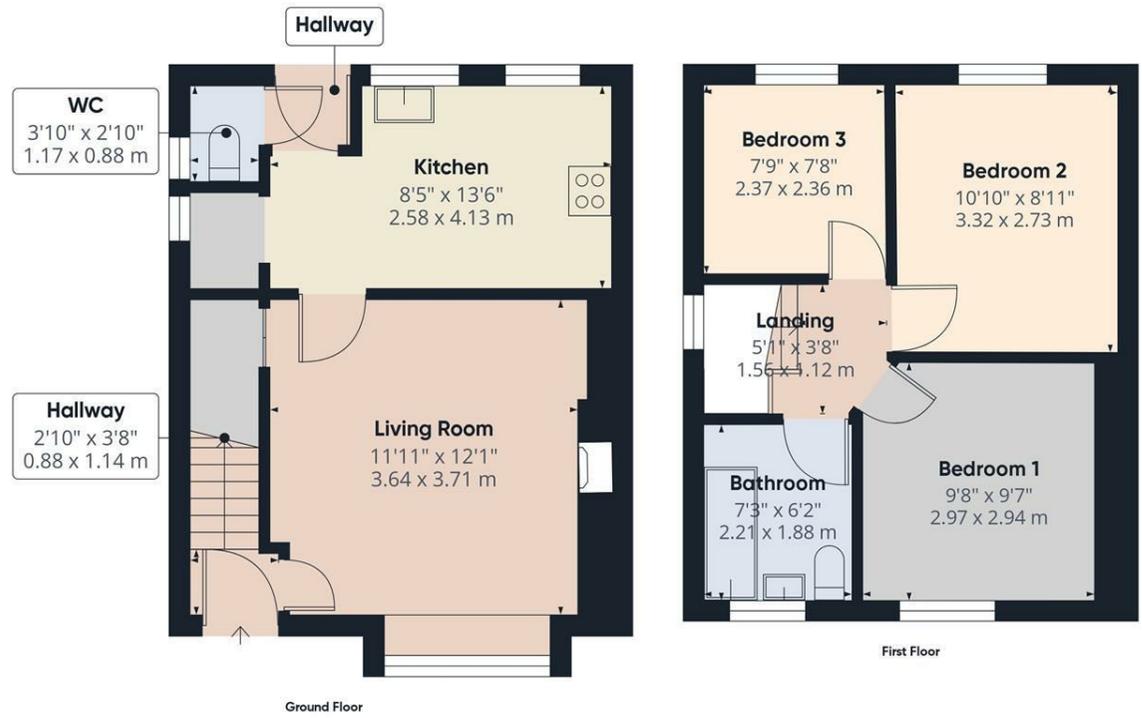
7'3 x 6'2 (2.21m x 1.88m)

### Identification Checks (R)

### Premium Conveyancing (B)







Approximate total area<sup>(1)</sup>  
641 ft<sup>2</sup>  
59.5 m<sup>2</sup>

(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 <sub>2</sub> ) Rating	
Score	Band	Score	Band
87	A	87	A
85	B	85	B
83	C	83	C
81	D	81	D
79	E	79	E
77	F	77	F
75	G	75	G

England & Wales EU Directive 2002/91/EC