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St. Thomas Way | Rugeley | WS15 1RA

Offers In The Region Of £290,000

 **Webbs**
estate agents

Summary

** IMMACULATELY PRESENTED THROUGHOUT ** POPULAR ESTATE POSITION ** FOUR BEDROOMS SET OVER THREE STOREYS ** PRINCIPLE SUITE WITH ENSUITE ** CLOSE TO AMENITIES ** SINGLE GARAGE ** IDEAL FOR GROWING FAMILIES ** OFF ROAD PARKING ** CLOSE TO PARK ** VIEWING ESSENTIAL **

WEBBS ESTATE AGENTS are pleased to market this spacious four-bedroom end-terraced family home, offering well-proportioned accommodation arranged over three storeys, ideal for modern family living.

Conveniently located close to a range of local amenities, well-regarded schools, commuter links and open green spaces, the property is perfectly suited to growing families seeking both comfort and convenience.

The accommodation briefly comprises a welcoming entrance hallway, guest cloakroom, fitted kitchen and a spacious living room with ample space for dining and entertaining to the ground floor.

Key Features

- IMMACULATELY PRESENTED THROUGHOUT
- POPULAR ESTATE POSITION
- FOUR BEDROOMS SET OVER THREE STOREYS
- PRINCIPLE SUITE WITH ENSUITE
- CLOSE TO AMENITIES
- SINGLE GARAGE
- IDEAL FOR GROWING FAMILIES
- OFF ROAD PARKING
- CLOSE TO PARK
- VIEWING ESSENTIAL

Rooms and Dimensions

Hallway

Living Room

16'2" x 11'6" (4.93 x 3.53)

Kitchen

9'2" x 16'1" (2.80 x 4.92)

WC

Bedroom 1

9'8" x 21'4" (2.96 x 6.52)

Ensuite

6'2" x 7'3" (1.89 x 2.23)

Bedroom 2

9'5" x 13'5" (2.88 x 4.11)

Bedroom 3

9'5" x 12'4" (2.88 x 3.76)

Bedroom 4

6'5" x 7'8" (1.97 x 2.35)

Bathroom

6'4" x 5'6" (1.95 x 1.69)

Rear Garden

Identification Checks (R)





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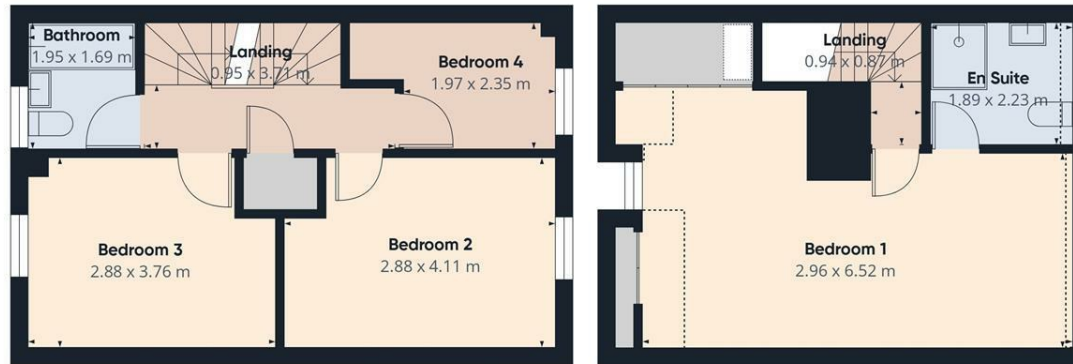
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Ground Floor



Floor 1

Floor 2



Approximate total area⁽¹⁾
104.7 m²
Reduced headroom
3 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.

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		
Rating	Score	Band	Rating	Score	Band
Very low energy (A)	92-100	A	Very low energy (A)	1-10	A
Low energy (B)	81-91	B	Low energy (B)	11-20	B
Medium energy (C)	69-80	C	Medium energy (C)	21-30	C
High energy (D)	55-68	D	High energy (D)	31-40	D
Very high energy (E)	39-54	E	Very high energy (E)	41-50	E
Very high energy (F)	21-38	F	Very high energy (F)	51-60	F
Very high energy (G)	1-20	G	Very high energy (G)	61-70	G

England & Wales EU Directive 2002/91/EC