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**Talbot Street | Rugeley | WS15 2EG**

**Offers Over £380,000**

 **Webbs**  
estate agents

## Summary

**\*\* CHARMING PERIOD PROPERTY \*\* OVER FOUR FLOORS \*\* MID TERRACE TOWNHOUSE \*\* THREE BEDROOMS \*\* THREE/FOUR RECEPTION ROOMS \*\* CHARACTER FEATURES \*\* TOWN CENTRE LOCATION \*\* ON STREET PARKING \*\* CALL TO ARRANGE A VIEWING 01889 583377 \*\***

WEBBS is delighted to offer this deceptively spacious character mid-terrace townhouse arranged over four floors, rich in period character and located in one of Rugeley's most popular residential areas. This charming period property offers generous and versatile accommodation, ideal for families or buyers seeking space with character. Retaining a wealth of traditional features throughout, the home blends classic charm with flexible living arranged across four well-proportioned floors.

The accommodation briefly comprises three/four reception rooms, providing excellent versatility for living, dining, home office or snug areas, along with a fitted kitchen. The property benefits from three bedrooms, thoughtfully arranged across the upper floors, offering well-balanced and comfortable sleeping accommodation.

## Key Features

- CHARMING PERIOD PROPERTY
- MID TERRACE TOWNHOUSE
- THREE BEDROOMS
- ENCLOSED GARDEN
- UTILITY
- TOWN CENTRE LOCATION
- OVER FOUR WELL PORPORTIONED FLOORS
- FOUR RECEPTION ROOMS
- BATHROOM
- GUEST WC

## Rooms and Dimensions

### Entrance Hallway

### Basement

### Uitilty

11'4" x 13'1" (3.47 x 4.00)

### Guest Wc

### Lounge

10'11" x 13'6" (3.33 x 4.12)

### Ground Floor

### Lounge

11'4" x 13'9" (3.47 x 4.20)

### Dining Room

11'4" x 13'2" (3.47 x 4.03)

### Kitchen

11'1" x 9'6" (3.38 x 2.90)

### First Floor Landing

### Bedroom One

11'4" x 13'8" (3.46 x 4.19)

### Bedroom Two

11'5" x 9'6" (3.49 x 2.91)

### Bedroom Three

9'0" x 5'1" (2.75 x 1.56)

### Bathroom

### Rear Garden

### IDENTIFICATION CHECKS - C

### Agents Note







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	
Current	Target	Current	Target
Best energy efficiency - lowest energy costs 100-90 A+		Best environmental impact - lowest CO <sub>2</sub> emissions 100-90 A+	
85-80 B		85-80 B	
80-75 C		80-75 C	
75-70 D		75-70 D	
70-65 E		70-65 E	
65-60 F		65-60 F	
55-50 G		55-50 G	
50-45		50-45	
40-35		40-35	
35-30		35-30	
25-20		25-20	
20-15		20-15	
15-10		15-10	
10-5		10-5	
5-0		5-0	
0-1		0-1	
Worst energy efficiency - highest energy costs		Worst environmental impact - highest CO <sub>2</sub> emissions	
61	77		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC