



**Gorseburn Way | Rugeley | WS15 2XA**  
Open To Offers £240,000

**W** Webbs  
estate agents

## Summary

\*\* WELL PRESENTED SEMI DETACHED BUNGALOW \*\* POPULAR LOCATION \*\* MODERNISED THROUGHOUT \*\* TWO BEDROOMS \*\* LOUNGE DINING ROOM \*\* REFITTED KITCHEN \*\* BATHROOM \*\* LANDSCAPED REAR GARDEN \*\* DRIVEWAY \*\* DETACHED GARAGE \*\* VIEWING ESSENTIAL \*\*

WEBBS ESTATE AGENTS are pleased to market this well presented two bedroom semi detached bungalow, located in a popular area of Rugeley on Gorseburn Way. Viewing of the property is essential to fully appreciate not only the size and space on offer, but also the modernisation and finish the current owners have achieved.

The property is located close to amenities, schools, useful transport links and a short distance to Cannock Chase. The internal accommodation briefly comprises; entrance hallway, lounge dining room, kitchen, two bedrooms, bathroom, rear garden, detached garage and driveway.

## Key Features

- WELL PRESENTED SEMI DETACHED BUNGALOW
- POPULAR LOCATION
- LOUNGE DINING ROOM
- BATHROOM
- DRIVEWAY AND DETACHED GARAGE
- MODERNISED THROUGHOUT
- TWO BEDROOMS
- REFITTED KITCHEN
- LANDSCAPED REAR GARDEN
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Entry

### Living Dining Room

9'10 x 19'0 (3.00m x 5.79m)

### Kitchen

7'9 x 9'7 (2.36m x 2.92m)

### Bedroom 1

9'10 x 12'6 (3.00m x 3.81m)

### Bedroom 2

7'8 x 9'0 (2.34m x 2.74m)

### Bathroom

5'5 x 5'9 (1.65m x 1.75m)

### Identification Checks (R)

### Premium Conveyancing (B)





**GET READY FOR A SPEEDIER,  
SMOOTHER AND MORE SUCCESSFUL  
TRANSACTION WITH THIS PREMIUM  
CONVEYANCING PROPERTY!**

The vendors have opted to provide a legal pack for the sale of this property, which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

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estate agents  
in partnership with **iamproperty**





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                  |   |                         |
|---------------------------------------------|---|-------------------------|-----------------------------------------------------------------|---|-------------------------|
| Very energy efficient - lower running costs |   | Current                 | Very environmentally friendly - lower CO <sub>2</sub> emissions |   | Current                 |
| Very good                                   | A |                         | Very good                                                       | B |                         |
| Good                                        | B |                         | Good                                                            | C |                         |
| Avg                                         | C |                         | Avg                                                             | D |                         |
| Bad                                         | D |                         | Bad                                                             | E |                         |
| Very bad                                    | E |                         | Very bad                                                        | F |                         |
| Very very bad                               | F |                         | Very very bad                                                   | G |                         |
| Not energy efficient - higher running costs |   |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |
| England & Wales                             |   | EU Directive 2002/91/EC | England & Wales                                                 |   | EU Directive 2002/91/EC |