



Armitage Road | Brereton, Rugeley | WS15 1DF

Offers Over £380,000

 **Webbs**
estate agents

Summary

**** WOW ** EXECUTIVE DETACHED FAMILY HOME ** INTERNAL VIEWING IS PARAMOUNT ** DECEPTIVELY SPACIOUS ** MODERN THREE STOREY LIVING ** FABULOUS CORNER POSITION ** FOUR GOOD SIZED BEDROOMS ** TWO ENSUITES ** FAMILY BATHROOM ** LOUNGE ** DINING ROOM ** KITCHEN ** DETACHED GARAGE ** GENEROUS DRIVEWAY ** STUNNING LANDSCAPED GARDENS ****

WEBBS ESTATE AGENTS have the pleasure of offering this VERY WELL PRESENTED and DECEPTIVELY SPACIOUS executive detached family home, with modern living over three floors. This beautiful home comprises: a through hallway, guest WC, lounge, dining room and modern kitchen. On the first floor, the landing leads to a family, two double bedrooms, one with an ensuite shower room. On the second floor there are two further bedrooms, one being the fabulous master bedroom with a walk-in wardrobe and an ensuite shower room. Externally, the property occupies a corner plot with gardens to the front elevation, detached garage and STUNNING landscaped rear garden.

Key Features

- EXECUTIVE DETACHED FAMILY HOME
- FOUR GOOD SIZED BEDROOMS
- LOUNGE & DINING ROOM
- LANDSCAPED REAR GARDEN
- GENEROUS DRIVEWAY
- MODERN THREE STOREY LIVING
- TWO ENSUITES & FAMILY BATHROOM
- KITCHEN & GUEST WC
- DETACHED GARAGE
- VERY WELL PRESENTED

Rooms and Dimensions

THROUGH HALLWAY

GUEST WC

LOUNGE

13'1" x 10'4" (4.01m x 3.16m)

DINING ROOM

10'2" x 9'7" (3.11m x 2.93m)

KITCHEN

10'6" x 9'8" (3.21m x 2.95m)

LANDING

BEDROOM TWO

15'2" x 10'5" (4.63m x 3.19m)

BEDROOM THREE

13'6" x 10'1" (4.12m x 3.09m)

ENSUITE SHOWER ROOM

FAMILY BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM

20'9" x 14'7" (6.34m x 4.45m)

WALK IN WARDROBE

ENSUITE SHOWER ROOM

BEDROOM FOUR

9'10" x 9'3" (3.01m x 2.84m)

FRONT & REAR GARDEN

Identification Checks (R)







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	
Current	Potential	Current	Potential
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
126-150 kWh/m ² /year B	126-150 kWh/m ² /year B	126-150 g/m ² /year B	126-150 g/m ² /year B
151-175 kWh/m ² /year C	151-175 kWh/m ² /year C	151-175 g/m ² /year C	151-175 g/m ² /year C
176-200 kWh/m ² /year D	176-200 kWh/m ² /year D	176-200 g/m ² /year D	176-200 g/m ² /year D
201-225 kWh/m ² /year E	201-225 kWh/m ² /year E	201-225 g/m ² /year E	201-225 g/m ² /year E
226-250 kWh/m ² /year F	226-250 kWh/m ² /year F	226-250 g/m ² /year F	226-250 g/m ² /year F
251-300 kWh/m ² /year G	251-300 kWh/m ² /year G	251-300 g/m ² /year G	251-300 g/m ² /year G
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

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