



Webbs

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Bower Lane | Rugeley | WS15 2RD

£250,000



Summary

** NO CHAIN ** POPULAR LOCATION ** THREE BEDROOMS ** CLOSE TO CANNOCK CHASE ** IDEAL FOR FIRST TIME BUYERS ** LIVING ROOM ** KITCHEN DINING ROOM ** GARAGE ** OFF ROAD PARKING ** VIEWING ADVISED **

WEBBS ESTATE AGENTS are pleased to market this well presented three bedroom semi detached home, located in a popular area of Rugeley on Bower Lane. Viewing of the property is advised to appreciate the size and space on offer. The home would be ideally suited to a first time buyer looking to get their foot on the property ladder. Located close to amenities, useful transport links, schools and a short distance to Cannock Chase. The internal accommodation briefly comprises; entrance hallway, living room, kitchen dining room, three bedrooms and a family bathroom. The property also boasts a rear garden, downstairs w/c, single garage and a driveway.

Key Features

- NO CHAIN
- THREE BEDROOMS
- IDEAL FOR FIRST TIME BUYERS
- KITCHEN DINING ROOM
- OFF ROAD PARKING
- POPULAR LOCATION
- CLOSE TO CANNOCK CHASE
- LIVING ROOM
- GARAGE
- VIEWING ADVISED

Rooms and Dimensions

Hallway

Living Room

12'1 x 13'7 (3.68m x 4.14m)

Kitchen

15'3 x 9'11 (4.65m x 3.02m)

WC

Garage

7'7 x 16'0 (2.31m x 4.88m)

Landing

Bedroom 1

8'2 x 11'8 (2.49m x 3.56m)

Bedroom 2

9'6 x 9'5 (2.90m x 2.87m)

Bedroom 3

6'9 x 8'8 (2.06m x 2.64m)

Bathroom

5'5 x 6'5 (1.65m x 1.96m)

Garage

Rear Garden

IDENTIFICATION CHECKS - C







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
Best energy efficiency - lower energy costs			Best environmental impact - lower CO ₂ emissions		
A	92-100	A	A	10-20	A
B	81-91	B	B	21-30	B
C	69-80	C	C	31-40	C
D	55-68	D	D	41-50	D
E	39-54	E	E	51-60	E
F	21-38	F	F	61-70	F
G	1-20	G	G	71-80	G
Minimum energy efficient - higher energy costs			Minimum environmental impact - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		