



Curzon Place | Rugeley | WS15 1NX

£150,000

 **Webbs**  
estate agents

## Summary

\*\* NO CHAIN \*\* LARGE CORNER PLOT \*\* IN NEED OF MODERNISATION \*\* IDEAL FOR FIRST TIME BUYERS OR INVESTORS \*\* POPULAR LOCATION \*\* OPEN PLAN KITCHEN DINER \*\* LIVING ROOM \*\* UTILITY ROOM \*\* REAR GARDEN \*\* VIEWING ADVISED \*\*

WEBBS ESTATE AGENTS are pleased to market with the benefit of NO CHAIN, this three bedroom semi detached property, in need of modernisation throughout, in a popular area of Rugeley on Curzon Place, Pear Tree. Viewing of property is advised to appreciate the potential the property has to offer. Ideally suited to first time buyers looking to get their foot on the property ladder or investors looking to add to their portfolio. The property benefits from being situated on a large corner plot, with amenities, useful transport links and schools all close by. The internal accommodation briefly comprises; entrance hallway, living room, open plan kitchen diner, utility room, downstairs cloakroom, three bedrooms and a family bathroom.

## Key Features

- NO CHAIN
- THREE BEDROOMS
- IN NEED FOR MODERNISATION
- LIVING ROOM
- REAR GARDEN
- LARGE CORNER PLOT
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- OPEN PLAN KITCHEN DINER
- UTILITY ROOM
- VIEWING ADVISED

## Rooms and Dimensions

### Living Room

13'4" x 9'0" (4.08 x 2.75)

### Kitchen Dining Room

21'4" x 10'3" (6.52 x 3.13)

### Utility Room

7'10" x 5'9" (2.39 x 1.76)

### WC

4'7" x 3'0" (1.42 x 0.92)

### Landing

### Bedroom 1

13'2" x 10'7" (4.02 x 3.23)

### Bedroom 2

12'5" x 8'9" (3.79 x 2.68)

### Bedroom 3

8'7" x 7'11" (2.62 x 2.42)

### Bathroom

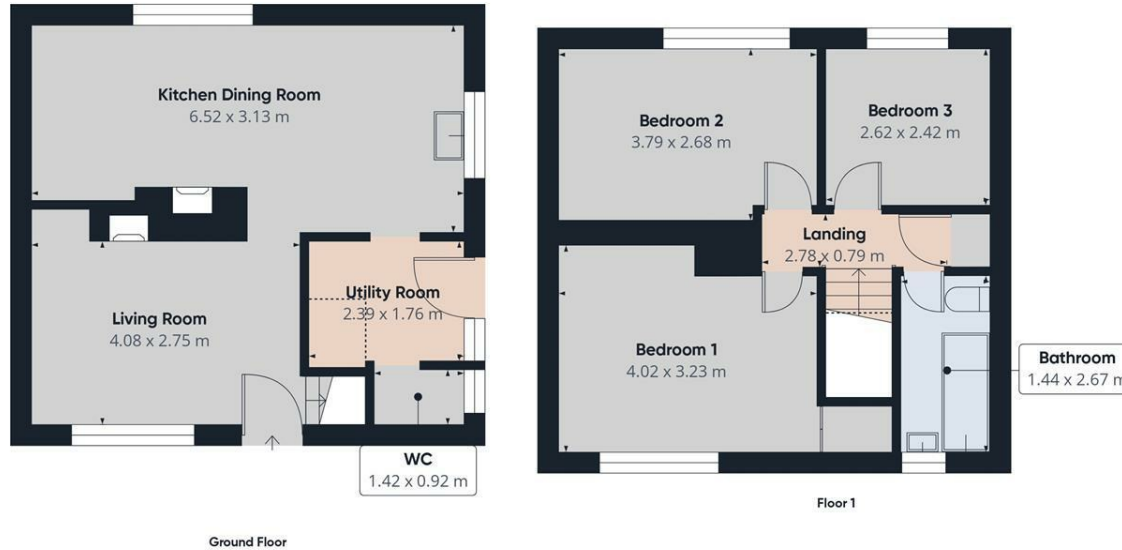
4'8" x 8'9" (1.44 x 2.67)

### Identification Checks (R)

### Agent Notes







**Approximate total area<sup>(1)</sup>**  
73.3 m<sup>2</sup>  
**Reduced headroom**  
1.3 m<sup>2</sup>

(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.

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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	
Score	Band	Score	Band
100-109	A	100-109	A
81-100	B	81-100	B
62-80	C	62-80	C
43-61	D	43-61	D
24-42	E	24-42	E
5-23	F	5-23	F
1-4	G	1-4	G

England & Wales EU Directive 2002/91/EC