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**Coalpit Mews, Coalpit Lane | Rugeley | WS15 1EW**  
Offers In The Region Of £260,000



## Summary

\*\* WELL PRESENTED THROUGHOUT \*\* POPULAR LOCATION \*\* CLOSE TO CANNOCK CHASE \*\* THREE BEDROOMS \*\* ENSUITE \*\* LARGE LOUNGE \*\* MODERN FITTED KITCHEN \*\* OFF ROAD PARKING \*\* GARDEN \*\* VIEWING ADVISED \*\*

WEBBS ESTATE AGENTS are pleased to market this well presented, three bedroom mid terrace home, located in a popular area of Brereton on Coalpit Mews. Viewing of the property is advised to fully appreciate the deceptive accommodation on offer. Located close to amenities, useful transport links, schools and a short distance to Cannock Chase. The internal accommodation briefly comprises; entrance hallway, large living dining room, modern fitted kitchen, downstairs cloakroom, three bedrooms, principal bedroom with ensuite and a family bathroom. The property also boasts a rear garden and allocated parking.

## Key Features

- WELL PRESENTED THROUGHOUT
- CLOSE TO CANNOCK CHASE
- ENSUITE
- MODERN FITTED KITCHEN
- GARDEN
- POPULAR LOCATION
- THREE BEDROOMS
- LARGE LOUNGE
- OFF ROAD PARKING
- VIEWING ADVISED

## Rooms and Dimensions

### Hallway

### Living Room

19'9" x 17'0" (6.02 x 5.19)

### Kitchen

14'4" x 8'9" (4.39 x 2.68)

### Conservatory

8'9" x 7'10" (2.68 x 2.40)

### WC

6'5" x 3'4" (1.97 x 1.04)

### Landing

### Bedroom 1

12'9" x 13'9" (3.90 x 4.21)

### Ensuite

12'0" x 3'3" (3.66 x 1.01)

### Bedroom 2

12'2" x 9'9" (3.71 x 2.98)

### Bedroom 3

2.61 x 2.25 (0.61m.18.59m x 0.61m.7.62m)

### Bathroom

6'11" x 10'2" (2.12 x 3.10)





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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	
Current	Potential	Current	Potential
105.00	105.00	105.00	105.00
105.44	105.44	105.44	105.44
105.88	105.88	105.88	105.88
106.32	106.32	106.32	106.32
106.76	106.76	106.76	106.76
107.20	107.20	107.20	107.20
107.64	107.64	107.64	107.64
108.08	108.08	108.08	108.08
108.52	108.52	108.52	108.52
108.96	108.96	108.96	108.96
109.40	109.40	109.40	109.40
109.84	109.84	109.84	109.84
110.28	110.28	110.28	110.28
110.72	110.72	110.72	110.72
111.16	111.16	111.16	111.16
111.60	111.60	111.60	111.60
112.04	112.04	112.04	112.04
112.48	112.48	112.48	112.48
112.92	112.92	112.92	112.92
113.36	113.36	113.36	113.36
113.80	113.80	113.80	113.80
114.24	114.24	114.24	114.24
114.68	114.68	114.68	114.68
115.12	115.12	115.12	115.12
115.56	115.56	115.56	115.56
116.00	116.00	116.00	116.00
116.44	116.44	116.44	116.44
116.88	116.88	116.88	116.88
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