



Sheep Fair | Rugeley | WS15 2AT

Offers Over £425,000

 **Webbs**  
estate agents

## Summary

**\*\* WOW \*\* STUNNING COTTAGE \*\* VIEWING IS ESSENTIAL \*\***

WEBBS ESTATE AGENTS present Crossley Stone Cottage, which offers the perfect blend of character, charm and modern living, showcasing beautifully retained traditional features alongside stylish contemporary enhancements. Situated on the desirable Sheep Fair, this exceptional home is just a stone's throw from local amenities, schools, transport links, and the natural beauty of Cannock Chase. Viewing is highly advised to truly appreciate the space, specification, and serene lifestyle this home has to offer. Location & Lifestyle Perfectly positioned in central Rugeley, this home offers convenient access to parks, excellent local schools, and transport links including Rugeley Trent Valley Station. The stunning Cannock Chase AONB is just a short distance away, ideal for walking, cycling and exploring nature. The property also benefits from views of Elmore Park and has full planning permission for a kitchen/courtyard extension

## Key Features

- NO UPWARD CHAIN
- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN DINER
- MATURE REAR GARDEN
- OFFICE
- BEAUTIFUL DETACHED COTTAGE
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- GAMES ROOM
- OFF ROAD PARKING

## Rooms and Dimensions

### Full Description

### 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 <sub>2</sub> ) Rating	
Score	Passmark	Score	Passmark
Best energy efficiency - lower energy costs 100-120 A 80-100 B 65-80 C 50-65 D 35-50 E 20-35 F 1-20 G	79	Best environmental impact - lower CO <sub>2</sub> emissions 100-120 A 80-100 B 65-80 C 50-65 D 35-50 E 20-35 F 1-20 G	79
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC