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**Lower Birches Way | Rugeley | WS15 1GA**

**£470,000**

**Webbs**  
estate agents



# Summary

\*\* IMMACULATLY PRESENTED THROUGHOUT \*\* SHOW HOME STANDARD \*\* EXTENDED DETACHED HOME \*\* FOUR BEDROOMS \*\* PRINCIPLE BEDROOM WITH DRESSING AREA & ENSUITE \*\* BESPOKE KITCHEN WITH NEFF APPLIANCES \*\* UTILITY ROOM \*\* STUDY \*\* CLOSE TO CANNOCK CHASE \*\* VIEWING ESSENTIAL \*\*

WEBBS ESTATE AGENTS are pleased to market this beautifully presented throughout and finished to an exceptional standard, stunning four bedroom detached family home occupies a sought-after position on the ever-popular Birches Estate. Viewing is absolutely essential to fully appreciate not only the generous size and layout of the accommodation, but also the meticulous attention to detail and high-quality finish achieved by the current owners.

Ideally located close to a wide range of local amenities, highly regarded schools and excellent transport links, the property also benefits from being just a short distance from the outstanding natural beauty of Cannock Chase, making it perfectly suited to modern family living.

# Key Features

- IMMACULATLY PRESENTED THROUGHOUT
  - EXTENDED DETACHED HOME
  - PRINCIPLE BEDROOM WITH ENSUITE
  - LAUNDRY ROOM
  - EV CHARGER
- SHOW HOME STANDARD
  - FOUR BEDROOMS
  - BESPOKE KITCHEN WITH NEFF APPLIANCES & GRANITE WORK SURFACES
  - STUDY
  - VIEWING ESSENTIAL

# Rooms and Dimensions

**Open Plan Kitchen**  
14'1 x 12'6 (4.29m x 3.81m)

**Open Plan Kitchen**  
11'3 x 8'1 (3.43m x 2.46m)

**Dining Area**  
12'2 x 9'6 (3.71m x 2.90m)

**Living Room**  
17'4 x 15'2 (5.28m x 4.62m)

**Laundry Room**  
7'6 x 7'10 (2.29m x 2.39m)

**Office**  
8'7 x 7'6 (2.62m x 2.29m)

**WC**  
6'3 x 2'8 (1.91m x 0.81m)

**Landing**  
**Bedroom 1**  
10'9 x 12'1 (3.28m x 3.68m)

**Ensuite**  
5'1 x 8'5 (1.55m x 2.57m)

**Bedroom 2**  
12'3 x 8'4 (3.73m x 2.54m)

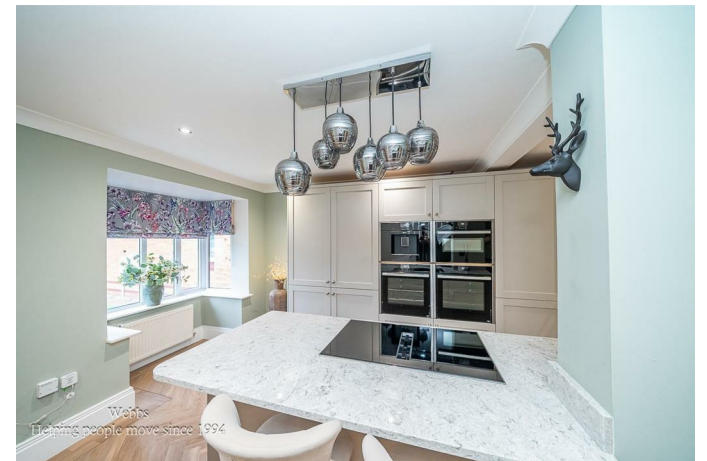
**Bedroom 3**  
8'8 x 8'5 (2.64m x 2.57m)

**Bedroom 4**  
8'9 x 7'0 (2.67m x 2.13m)

**Bathroom**  
6'4 x 8'6 (1.93m x 2.59m)

INDENTIFICATION CHECKS (R)

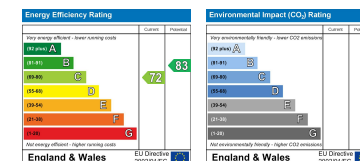








Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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