



Albany Drive | Rugeley | WS15 2HP  
Offers In The Region Of £250,000

 **Webbs**  
estate agents

## Summary

**\*\* WOW \*\* POPULAR LOCATION \*\* BACKING ONTO THE TRENT & MERSEY CANAL \*\* WELL PRESENTED THROUGHOUT \*\* TWO BEDROOMS \*\* MODERN FITTED KITCHEN \*\* DETACHED SINGLE GARAGE \*\* DRIVEWAY \*\* IDEAL FOR FIRST TIME BUYERS \*\* CLOSE TO TOWN CENTRE & AMENITIES \*\* VIEWING ESSENTIAL \*\***

WEBBS ESTATE AGENTS are pleased to market this attractive two bedroom semi-detached home backing directly onto the Trent & Mersey Canal.

Ideal for first-time buyers or downsizers, this well-presented two-bedroom semi-detached home occupies a desirable position within easy reach of Rugeley town centre, local amenities and transport links.

A particular highlight of the property is its stunning rear aspect, backing directly onto the picturesque Trent & Mersey Canal, offering a tranquil setting rarely available at this price point.

## Key Features

- POPULAR LOCATION
- WELL PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN
- DRIVEWAY
- CLOSE TO TOWN CENTRE & AMENITIES
- BACKING ONTO THE TRENT & MERSEY CANAL
- TWO BEDROOMS
- DETACHED SINGLE GARAGE
- IDEAL FOR FIRST TIME BUYERS
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Hallway

### Living Room

14'11" x 12'6" (4.57 x 3.82)

### Kitchen

5'4" x 12'6" (1.65 x 3.83)

### Landing

### Bedroom 1

9'11" x 9'4" (3.04 x 2.87)

### Bedroom 2

10'4" x 6'4" (3.16 x 1.94)

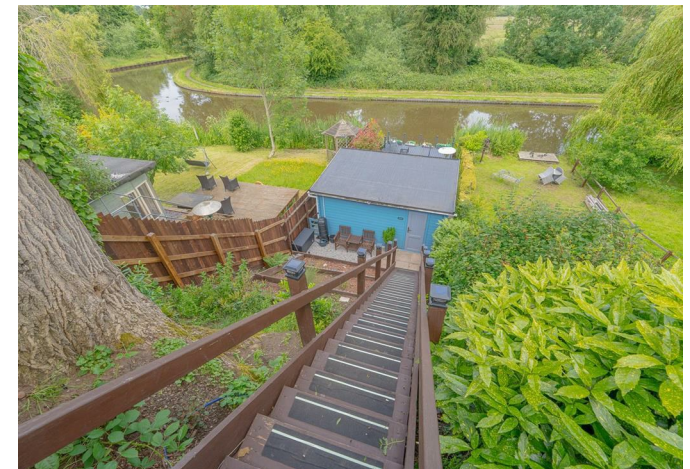
### Bathroom

5'4" x 5'9" (1.64 x 1.77)

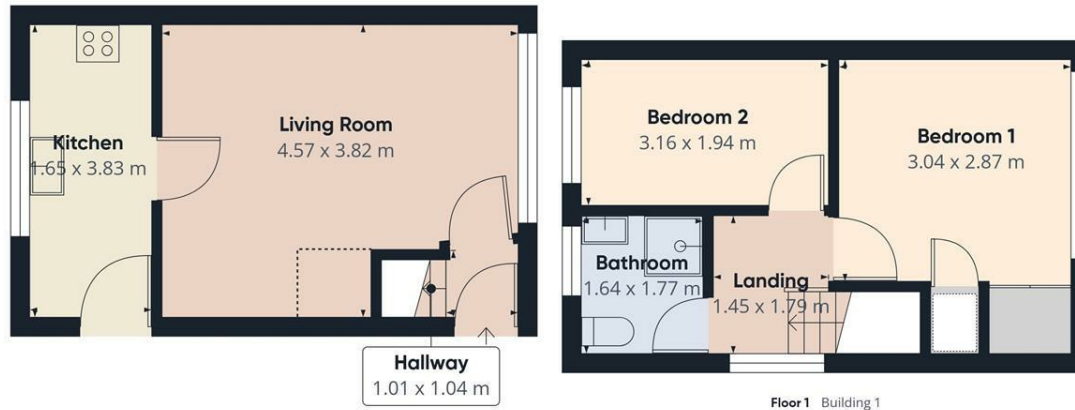
### Garage

21'3" x 8'5" (6.48 x 2.58)

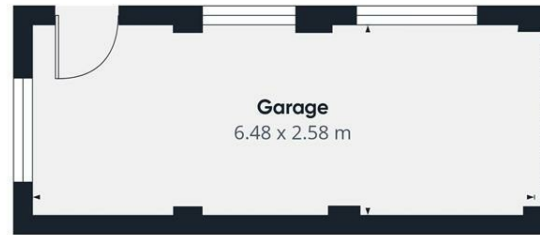
### Agents Notes







Ground Floor Building 1



Approximate total area<sup>(1)</sup>  
62 m<sup>2</sup>  
Reduced headroom  
0.8 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
105-120	A	105-120	A
81-104	B	81-104	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