



Woodheyes Lawns | Rugeley | WS15 2TE  
£1,200 PCM

**W** Webbs  
estate agents

## Summary

Webbs Estate Agents are delighted to offer to let this four-bedroom part furnished semi-detached property situated in a desirable area of Rugeley.

The ground floor comprises a welcoming entrance hallway with stairs leading to the first floor, a comfortable lounge, and a spacious kitchen diner with patio doors opening onto the rear garden. Further benefits include a utility room and a multi-purpose room, suitable for a home office, playroom, or additional living space.

To the first floor there are four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway to the front and a spacious rear garden. Conveniently located close to local amenities, schools, and transport links.

## Key Features

### Rooms and Dimensions

#### PROPERTY DETAILS

#### Entrance Hallway

#### Living Room

16'0" x 10'4" (4.90 x 3.17)

#### Kitchen/Diner

10'7" x 22'6" (3.23 x 6.86)

#### Utility Room

7'2" x 3'2" (2.19 x 0.98)

#### Study

9'6" x 6'9" (2.92 x 2.06)

#### Bedroom

11'4" x 8'5" (3.46 x 2.58)

#### Bedroom

13'3" x 8'5" (4.05 x 2.59)

#### Bedroom

8'6" x 14'0" (2.61 x 4.28)

#### Bedroom

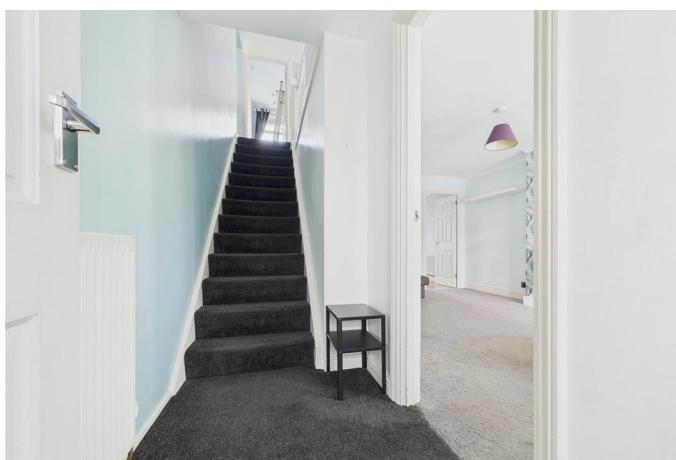
6'3" x 5'11" (1.91 x 1.82)

#### Bathroom

11'10" x 6'11" (3.63 x 2.13)

#### Please Note







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	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	78	
Band A	Band A	78	
Band B	Band B	78	
Band C	Band C	78	
Band D	Band D	78	
Band E	Band E	78	
Band F	Band F	78	
Band G	Band G	78	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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