

33A HORSE FAIR  
RUGELEY  
WS15 2EJ

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

Welcome to this well-appointed two-bedroom flat, thoughtfully designed for modern living and convenience.

### Entrance

- Storage closet
- Open plan Kitchen
- Drawing room accessed via kitchen
- Hallway to Bedrooms
- Hallway Storage closets
- Principal Bedroom
- Bedroom number two with closet
- Family bathroom

EPC rating: TBC

Approximate floor area: 615 Sq. Ft or 57.2 Sq. Meters

RENT INCLUDES WATER BILL



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



### Description of Property

Upon entering, you're greeted by a welcoming hallway that leads to all main areas of the home. The open plan kitchen seamlessly connects to a spacious drawing room, creating a perfect space for entertaining or relaxing with family and friends. A dedicated hallway leads to the private quarters of the flat, where you'll find two comfortable bedrooms. The principal bedroom is generously sized, offering a calm and restful retreat. Bedroom two features a built-in closet, ideal for guests, children, or use as a home office.

The flat benefits from a sleek and functional family bathroom, along with multiple storage options, including a hallway storage closet and a separate storage room, ensuring everything has its place.

The property is situated above a takeaway business so some background noise may be expected. Please note there is no allocated parking for this property.

### Distances

The property is conveniently located within easy reach of Stafford and Cannock, with Rugeley Town train station nearby.

- Rugeley - 0 Miles as already in town centre
- Lichfield - 5 Miles
- Sutton Coldfield - 13 Miles
- Birmingham - 22.5 Miles
- Birmingham International/NEC - 23.5 Miles
- M6 - 15.5 Miles
- M6 Toll - 18.5 Miles
- M42 - 22.5 Miles

(Distances approximate)

### Directions from Aston Knowles

Start from 8 High Street, Sutton Coldfield (B72 1XA). Head north/east until you reach a junction with a main road (e.g. A5127 / other local road). Join a route toward the M6 / A38 or other main connecting roads heading north. Continue north, passing through or

near Lichfield, and then toward Rugeley. As you approach Rugeley, follow signs to the town centre / "Horse Fair" / "WS15 2" area. Enter Horse Fair Road in Rugeley.

### Terms

The property is offered Unfurnished  
Local Authority: Cannock Chase Council  
Council Tax Band: A  
Average area broadband speed: 150 Mbps, also available 500 Mbs full fibre

### Services

We understand that mains gas, water and electricity are connected.

### Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

### Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information.  
Photographs taken October 2025  
Particulars prepared October 2025



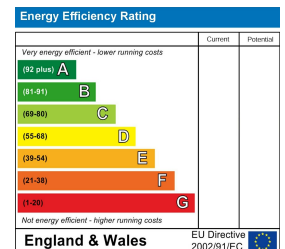
## Horse Fair, Rugeley, WS15 2EJ



**Floor Plan**  
Floor area 57.2 sq.m. (615 sq.ft.)

**Total floor area: 57.2 sq.m. (615 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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**8 High Street, Sutton Coldfield, B72 1XA**

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