

# Winstanley Place

Rugeley, WS15 2QB



Calling all first time buyers and investors to this three bedroom family home located within a residential area of Rugeley with open green space to the front aspect.

**Offers Over £150,000**



**John German**

This three-bedroom family home located in the historic town of Rugeley, is an ideal purchase for both first time buyers and investors with its convenient location and attractive rental possibilities. Rugeley town along with the nearby cathedral city of Lichfield enjoys a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants.

The property comprises uPVC entrance door opening into the porch with an internal door to the welcoming hallway, having a range of newly fitted bespoke storage, laminate flooring, carpeted stairs with oak balustrade rising to the first floor landing and a door leading into the kitchen.

The kitchen is fitted with a range of wall and base mounted units with contrasting work surfaces over, incorporating inset sink with mixer tap and drainer, tiled splashbacks, gas cooker, two appliance spaces with plumbing and further appliance space. There is a ceiling light point, radiator, laminate flooring, uPVC double glazed window to rear aspect along, plus a uPVC door to rear garden.

The warm and welcoming living room has two ceiling light points, modern style laminate flooring, log burning stove, uPVC double glazed window to front aspect and uPVC double glazed French doors opening into the conservatory.

Upstairs on the first floor landing, there is loft access and doors leading off to the three bedrooms and family bathroom.

There are two double bedrooms and one smaller single bedroom ideal as a home office or study.

The modern family bathroom is fitted with a panelled bath with shower over, low level WC and vanity hand wash basin, spotlights to the ceiling, and chrome style heated towel rail.

Outside, the front of the property is accessed via a pathway and has a gravelled fore garden. The rear of the property is accessed via a gate and has been paved for low maintenance, with a useful shed, outside tap and parking to rear.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Cannock Chase District Council / Tax Band A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.cannockchasedc.gov.uk](http://www.cannockchasedc.gov.uk)

**Our Ref:** JGA/29042025

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John German

Approximate total area<sup>(1)</sup>

909 ft<sup>2</sup>  
84.5 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 aria  
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 The Property  
Ombudsman

 APPROVED CODE  
TRADINGSTANDARDS.UK

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## Agents' Notes

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**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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