



Lower Birches Way,
Rugeley, WS15 1GB

Offers in the Region Of £450,000

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4  2  3 

With over 1750 square feet of living space this truly exceptional property has all the ingredients to be the perfect family home.

Internally this beautiful home features a welcoming entrance hall, large family living room, versatile office/snug room, guest w/c and also a ground floor bedroom/play room. The focal point of the home is the stunning open plan kitchen, dining and living space with Bifolding doors and a highly specified kitchen this really is an excellent space for entertaining friends and family.

Stairs lead to the first floor where there are three generous bedrooms, two en-suite shower rooms and also a family bathroom. The third bedroom has been made into a large double but can be put back into two good size single rooms.

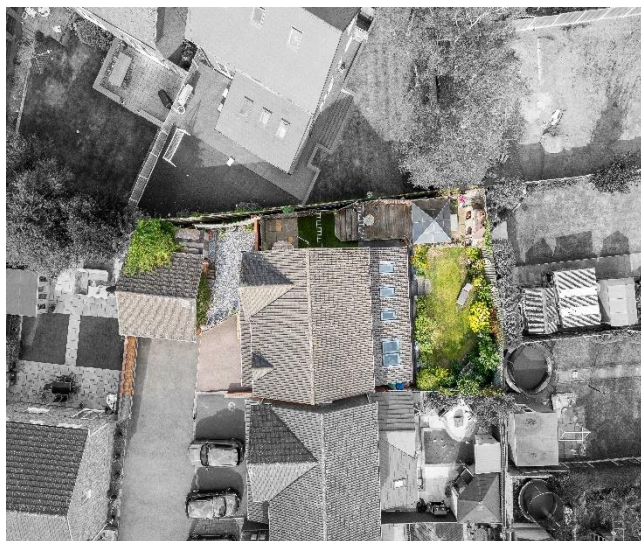
Outside is a privately enclosed mature rear garden fantastic for any growing family or keen gardener and to the fore is a multi vehicle driveway and separate detached double garage.

Nearby amenities include a handful of shops, easily accessible transport links including a train station and also a selection of well regarded schools.

CALL NOW TO VIEW!!!







Property Specification

Porch

Hallway 6.12m (20'1") x 2.00m (6'7")

Living Room 4.94m (16'2") max x 3.71m (12'2")

Open Plan Kitchen Living Space 8.77m (28'9") x 6.67m (21'11")

Office/Snug 4.17m (13'8") x 2.54m (8'4")

WC

Double Garage 5.90m (19'4") x 4.78m (15'8")

Landing 2.55m (8'4") x 1.43m (4'8") plus 0.25m (0'10") x 0.25m (0'10")

Bedroom 1 4.58m (15') x 3.60m (11'10") plus 0.25m (0'10") x 0.25m (0'10")

Bedroom 2 3.75m (12'4") x 3.67m (12') plus 0.25m (0'10") x 0.25m (0'10")

Bedroom 3 4.85m (15'11") x 2.76m (9'1") plus 0.25m (0'10") x 0.25m (0'10")

Bedroom 4 2.84m (9'4") x 2.54m (8'4")

En-suite Shower Room 3.95m (13') x 1.59m (5'3") plus 0.25m (0'10") x 0.25m (0'10")

En-suite Shower Room 2.49m (8'2") x 1.42m (4'8") max plus 0.25m (0'10") x 0.25m (0'10")

Bathroom 2.66m (8'9") x 2.56m (8'5") plus 0.25m (0'10") x 0.25m (0'10")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: E
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

