



£250,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Brereton Rugeley

Main Road Brereton
Rugeley Staffordshire WS15 1DU



Time And Relative Dimensions In Space... In other words TARDIS, and this exceptional deceptively semi detached is exactly that! Ticking boxes for a multitude of requirements with being a hop skip and a jump from the array of amenities Rugeley has to offer including shops, train station, bus routes and great commuting links.

Internally, there is an entrance porch, spacious living room with feature original stove, good size kitchen diner and a rear orangery. The first floor lays host to the contemporary bathroom and three bedrooms. Presented well with an abundance of charm and character including timber beams, Belfast sink, original stove, timber latch doors and more. Externally there is a block-paved frontage, a large generous rear garden with a good size patio, lawn and a detached outhouse. "They say the safest way to find HOME is stick to the MAIN Roads!"

- Superb Opportunity In Great location
- Semi Detached With Three Bedrooms
- Abundance Of Charm & Character
- Spacious Kitchen Diner & Living Room
- Generous Rear Garden
- Handy For Town & Train Station

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Entrance Porch

With a composite door to front, window to front, and internal door to Entrance Hallway.

Living Room 12' 10" x 12' 5" (3.92m x 3.78m)

A spacious living room with an abundance of charm & character featuring an original fire/stove, exposed timber beam to ceiling, under stairs storage cupboard, double glazed dual-aspect windows to both front & side elevations, latched timber door to stairway, and further latch door to;



Kitchen & Dining Area 14' 7" x 13' 9" (4.44m x 4.18m)

With a range of base & eye-level units, fitted work surfaces incorporating a Belfast sink unit with tiled splashbacks, space for a range cooker, other kitchen appliances, and a table & chairs. There is quarry tiled flooring, a radiator, window to rear, two windows to side, door to rear orangery.



Orangery 12' 5" x 8' 9" (3.78m x 2.66m)

With orangery style skylight roof, ceiling spotlights, tiled flooring, double glazed windows & French doors to rear elevation.

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First Floor Landing

With doors to two storage cupboards, exposed beams, loft access hatch, radiator, double glazed window to front, and two latch doors to;

Bedroom One 13' 7" x 8' 5" (4.14m x 2.57m)

With a radiator, exposed oak beam, solid wood floor and a double glazed window to rear.

Bedroom Two 12' 5" x 7' 7" (3.78m x 2.32m)

With internal French doors to a built in wardrobe, a radiator, exposed oak beam, solid wood floor and double glazed window to front elevation.

Bedroom Three 11' 1" x 5' 9" (3.39m x 1.75m)

With a radiator, and double glazed window to rear.

Bathroom 6' 4" x 5' 7" (1.93m x 1.69m)

A contemporary suite comprising of a panelled bath with a shower over, low-level flush WC, vanity wash hand basin with cupboard beneath, tiled floor, tiled walls, double glazed window to side elevation.

Outside Front

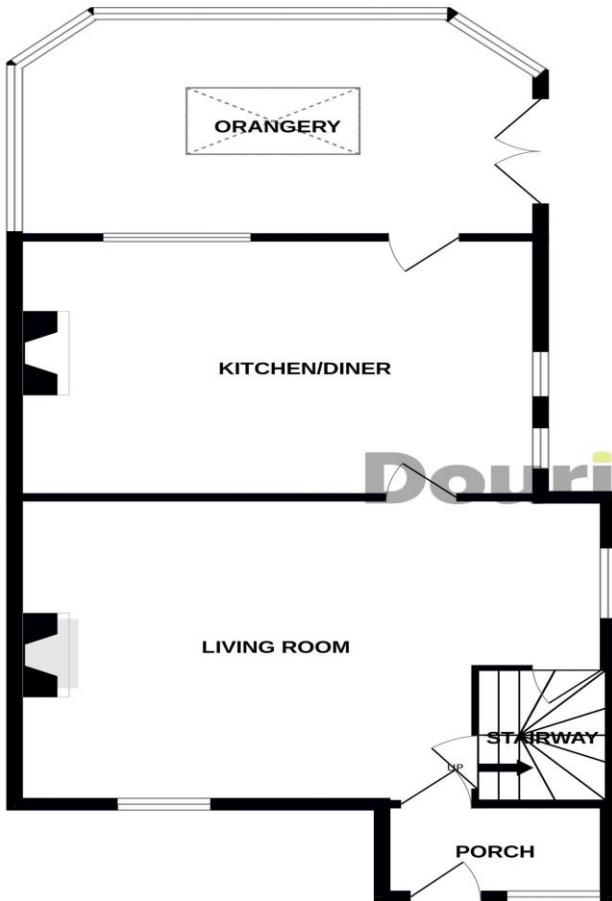
There is a block paved frontage, timber side access gate leading to the spacious rear garden.

Rear Garden

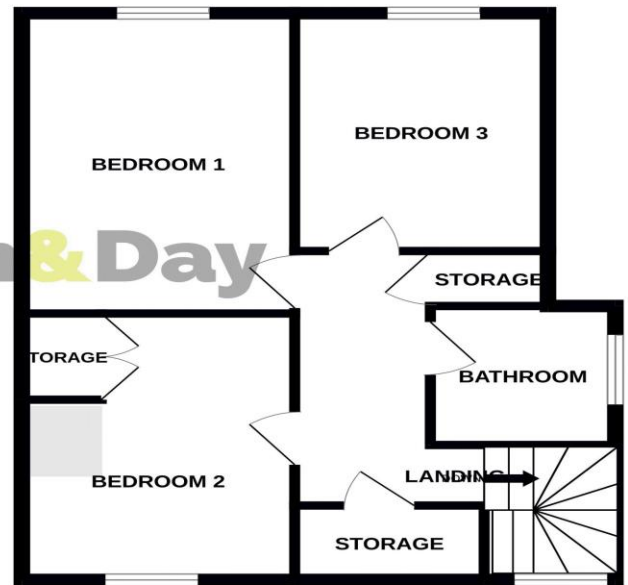
With extensive lawn areas, large paved patio seating area, further timber decked area & pathway, detached workshop/outbuilding.



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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