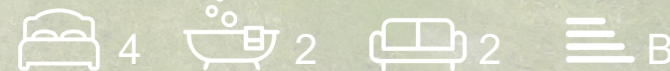


Lewis  
King



4 Hereford Way, Rugeley, WS15 1GP

**£1,475 Per month**





£1,475 Per month

# 4 Hereford Way

## Rugeley, WS15 1GP

- 4 Bed Detached Family Home
- 2 Reception Rooms & Kitchen Diner
- Master Bedroom With En-Suite
- Third Bedroom With Walk In Dressing Room & Fourth Bedroom With Built In Wardrobe
- Energy Efficient With Solar Panels And Tesla Powerwall
- Immaculate Throughout
- Utility Room
- Spacious Second Bedroom
- Good Sized Rear Enclosed Garden
- EV Charging Point

\*\*\* Available Early August\*\*\*A spacious four bedroom family home located on the popular Birches Estate in Rugeley, presented to immaculate standard throughout, this property will be sure to tick all the right boxes

You approach the property via a double driveway, you enter the home into the entrance hall, which leads to the generous sized lounge with an electric log burner effect fire, bay window and double doors leading into the dining room, from here is the modern kitchen/diner, complete with integrated fridge, double electric oven, 4 ring gas hobs, and a range of wall and base units with worktop space. This room lets in plenty of natural light with 3 windows and door to the rear garden. The ground floor is complete with a wc, custom fit under stairs storage and a handy utility room.

To the first floor you will find a master bedroom which has built in wardrobes, double windows and an en-suite with shower cubicle, toilet and sink with vanity unit, the second bedroom is a good size double room with double windows, the third bedroom again a double room has a walk in dressing room finished with a built in dressing table and wardrobes. The fourth bedroom is a small double room with built in wardrobes. The accommodation is then completed by a modern three-piece suite family bathroom.

Perks of the property include a new heating system, solar panels operating with a Tesla Powerwall making the house energy efficient and an EV charging point to the front of the property.

Externally to the front you will find a partitioned garage with electric roller door offering useful storage space. The back garden is enclosed with gravelled, decking and lawned areas.

Closely situated to Cannock Chase and Rugeley Town Centre offering all amenities, a viewing is highly recommended to appreciate whats on offer at this stunning home.

To arrange a viewing or for more information then please contact Lewis King at your earliest convenience!



### Entrance Hall

### Lounge

### Dining Room

### Kitchen/Diner

### WC

### Utility Room

### Master Bedroom

### En-Suite

### Bedroom Two

### Bedroom Three

### Dressing Room

### Bedroom Four

### Bathroom

### Garage

11'5" x 16'0" (3.5 x 4.9)

9'6" x 10'2" (2.9 x 3.1)

16'8" x 10'2" (5.1 x 3.1)

7'10" x 4'11" (2.4 x 1.5)

11'5" x 14'9" (3.5 x 4.5)

12'9" x 12'5" (3.9 x 3.8)

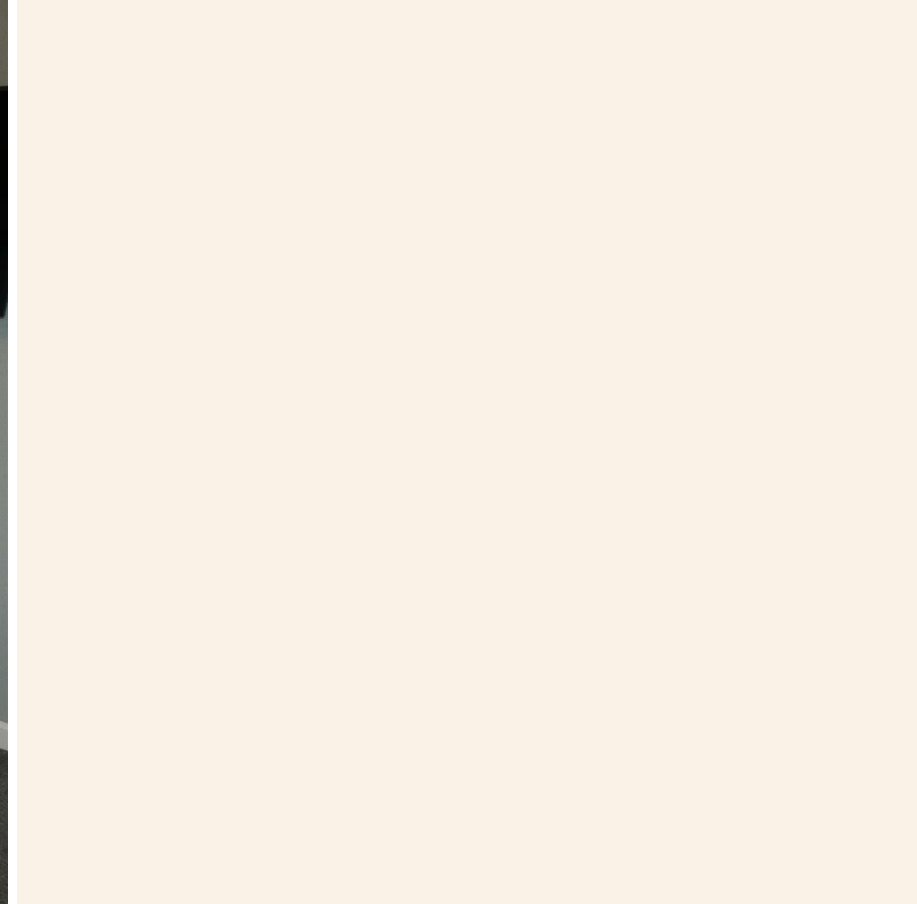
9'6" x 9'10" (2.9 x 3.0)

7'10" x 4'3" (2.4 x 1.3)

7'6" x 9'2" (2.3 x 2.8)

6'10" x 6'2" (2.1 x 1.9)

7'10" x 11'9" (2.4 x 3.6)

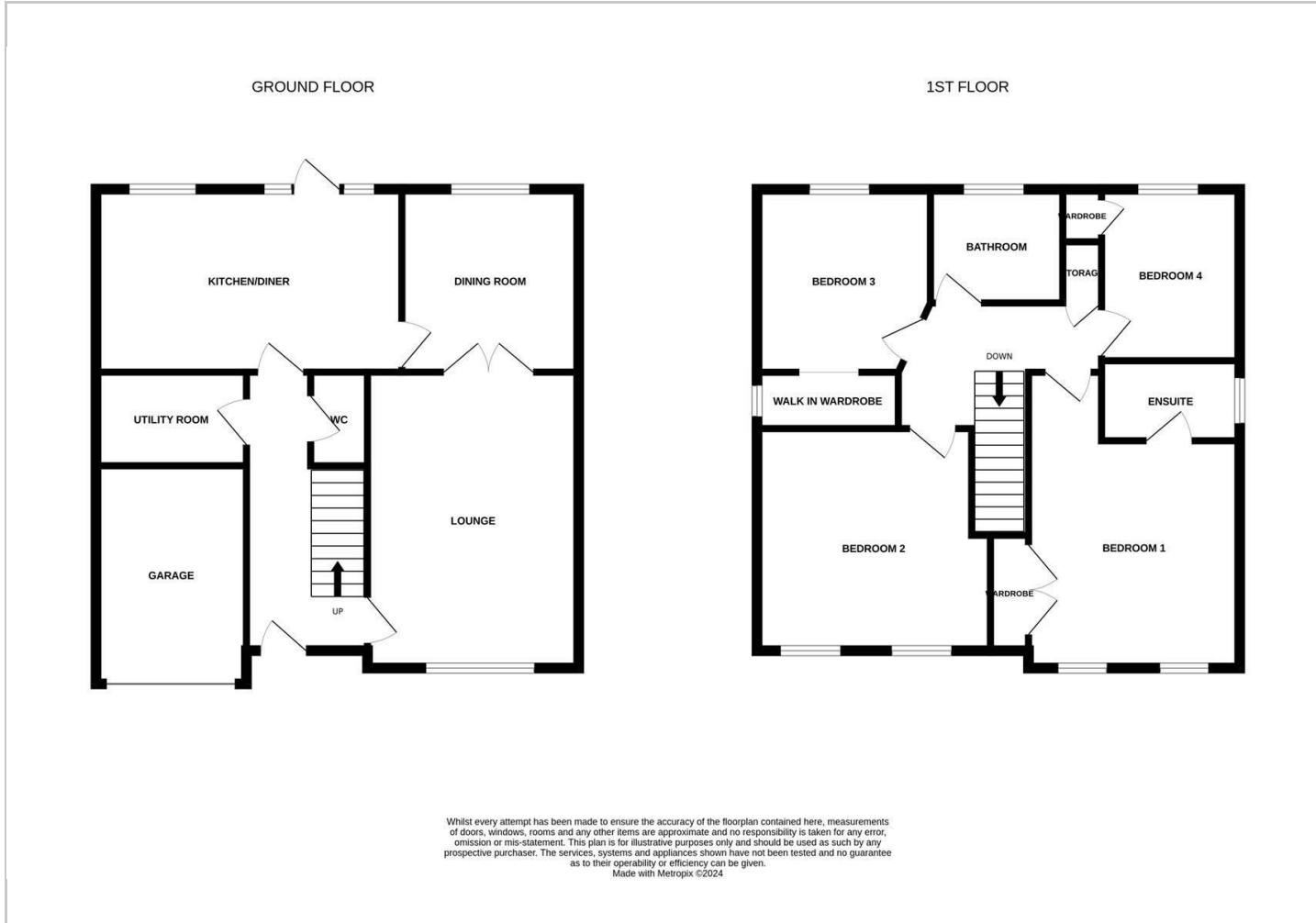


**Directions**





## Floor Plans

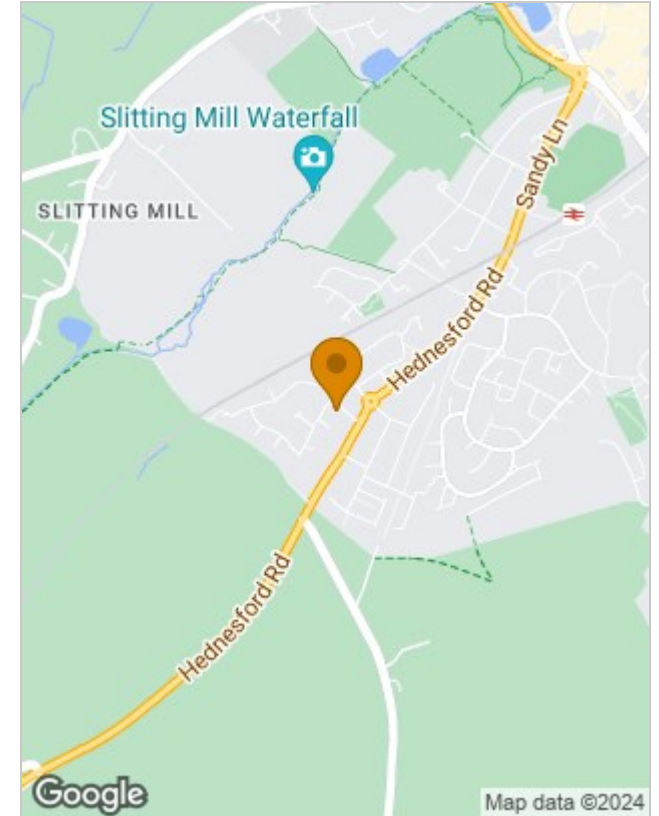


## Viewing

Please contact our Sandbach Office on 01270 353753 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

