



Mill Lane | Rugeley | WS15 2JW

Open To Offers £600,000

 **Webbs**  
estate agents



## Summary

WEBBS ESTATE AGENTS are proud to offer this truly charming and deceptively spacious three-bedroom cottage that offers a rare blend of character, convenience and potential. Positioned just a stone's throw from a wide array of local amenities, reputable schools, transport links and the scenic Trent & Mersey Canal, this unique residence is a must-see to appreciate the generous accommodation and versatile plot on offer. Upon entering the property, you are welcomed by a spacious entrance hall, setting the tone for the character and size that continues throughout. The ground floor also boasts a convenient downstairs shower room, a utility room, and a well-appointed kitchen leading down to a cellar—ideal for storage or further development. A separate dining room offers a dedicated space for entertaining, while the impressively proportioned lounge provides the perfect setting for relaxation, complete with charming features and plenty of natural light. Upstairs, the property comprises three well-proportioned bedrooms and a modern family bathroom, making it an ideal choice for families, professionals, or those looking to downsize without compromising on space. External Space & Outbuildings The outside space is where the true potential of this property comes to life. Currently utilised as an office and a workshop, these external structures provide incredible flexibility—whether you're looking for home business premises, a studio space, or even the opportunity to extend (subject to plan consent)

## Key Features

- DELIGHTFUL THREE BEDROOM COTTAGE
- KITCHEN
- UTILITY ROOM & GROUND FLOOR SHOWER ROOM
- QUIET YET CENTRAL LOCATION
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- LOUNGE & SEPARATE DINING ROOM
- CELLAR
- GENEROUS PLOT WITH VERSATILE OUTBUILDINGS
- CLOSE TO AMENITIES
- A REAL HIDDEN GEM

## Rooms and Dimensions

### Identification Checks (R)

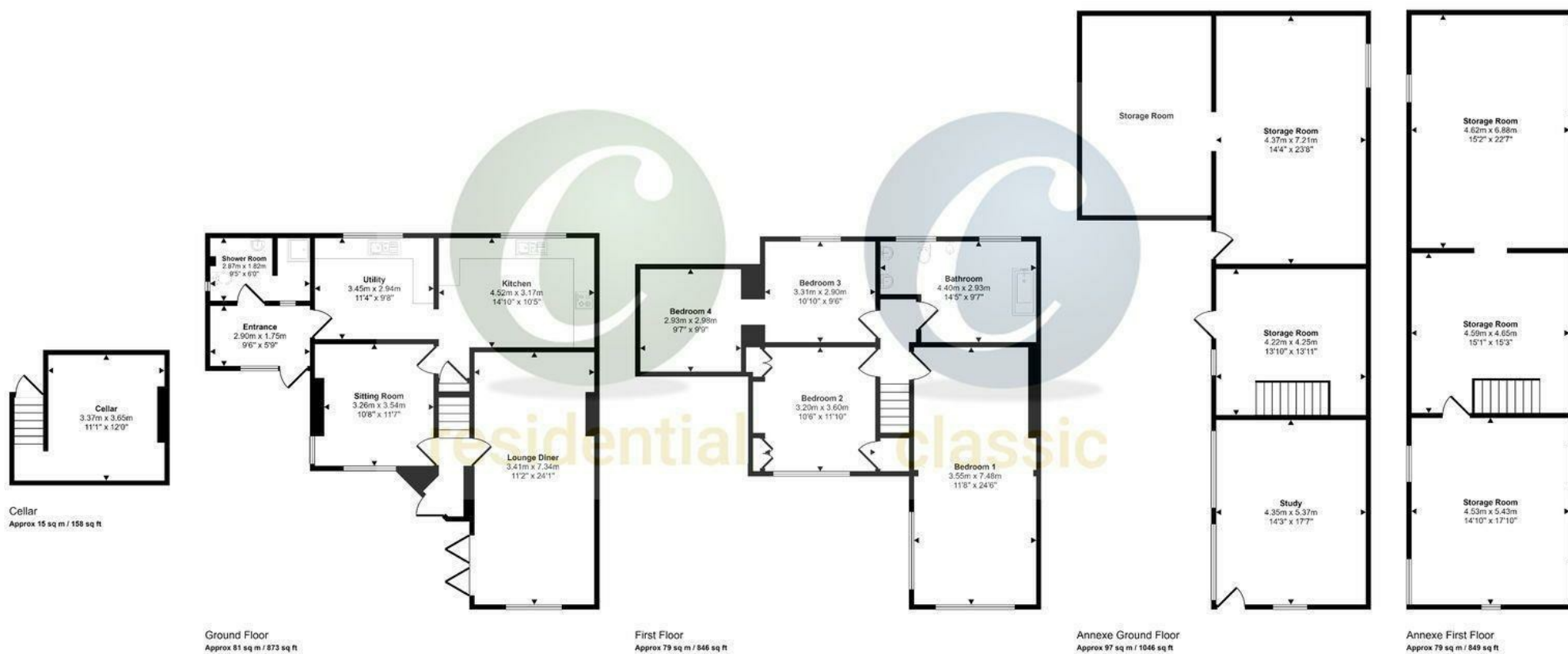






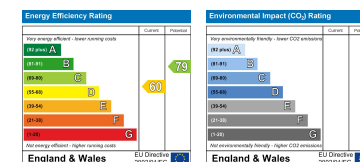


Approx Gross Internal Area  
351 sq m / 3774 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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