



Connells

William Morris Court
RUGELEY



Property Description

GARDEN** **CALL CONNELLS LICHFIELD
TODAY TO REGISTER YOUR INTEREST**

Connells Estate Agents Lichfield are just thrilled to offer for sale this rather spacious and very beautiful family home located in an incredibly popular area of Rugeley.

The property itself benefits greatly from off road parking, an incredibly private and landscaped rear garden, a good size lounge with ample dining area, modern kitchen, three bedrooms and a family bathroom.
****ABSOLUTELY READY TO MOVE INTO****

****BUS STOP TO LICHFIELD VERY CLOSE BY****

The current owners have improved the property greatly and this home has been very much loved over the years. Nearby we have a host of local amenities, including Rugeley Train Station, easy travel links to London, Birmingham City Centre, Lichfield and Stafford. There are many very good schools to choose from, a myriad of local shops, supermarkets, restaurants and places of worship, William Morris Court has everything you could need almost on the doorstep.

****RECENT RE-WIRING** **FREEHOLD PROPERTY**
****COUNCIL TAX BAND A**
****TESCO EXPRESS AROUND THE CORNER********

A TRULY LOVELY HOME READY FOR A NEW OWNER TO ENJOY
THREE BEDROOMS
****LARGE LOUNGE DINER**
****DRIVEWAY AND A SUPER REAR********

Entrance Hallway

Lounge-Diner

10' 7" x 20' 7" (3.23m x 6.27m)

Kitchen

8' 6" x 13' 6" (2.59m x 4.11m)

First Floor Accommodation

Bedroom One

11' 9" x 13' 1" (3.58m x 3.99m)

Bedroom Two

8' 7" x 13' 2" (2.62m x 4.01m)

Bedroom Three

8' 8" x 9' 1" (2.64m x 2.77m)

Family Bathroom

Landscaped Rear Garden

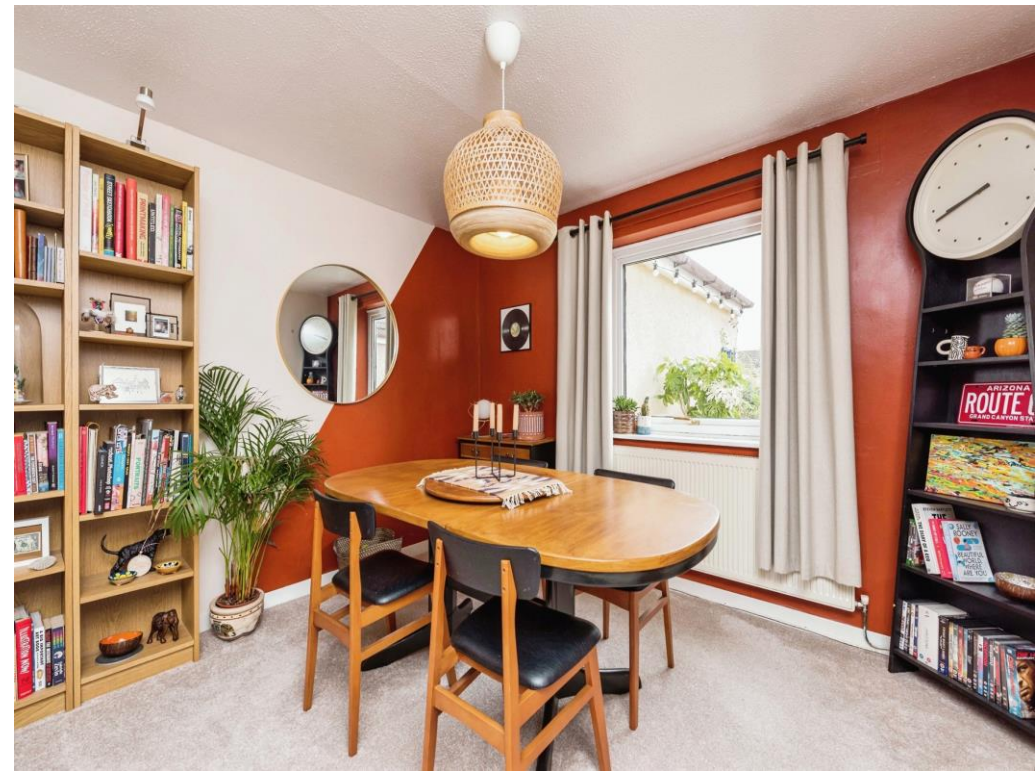
Rear Outbuilding For Storage

Parking To Rear

Low Maintenance Front Garden

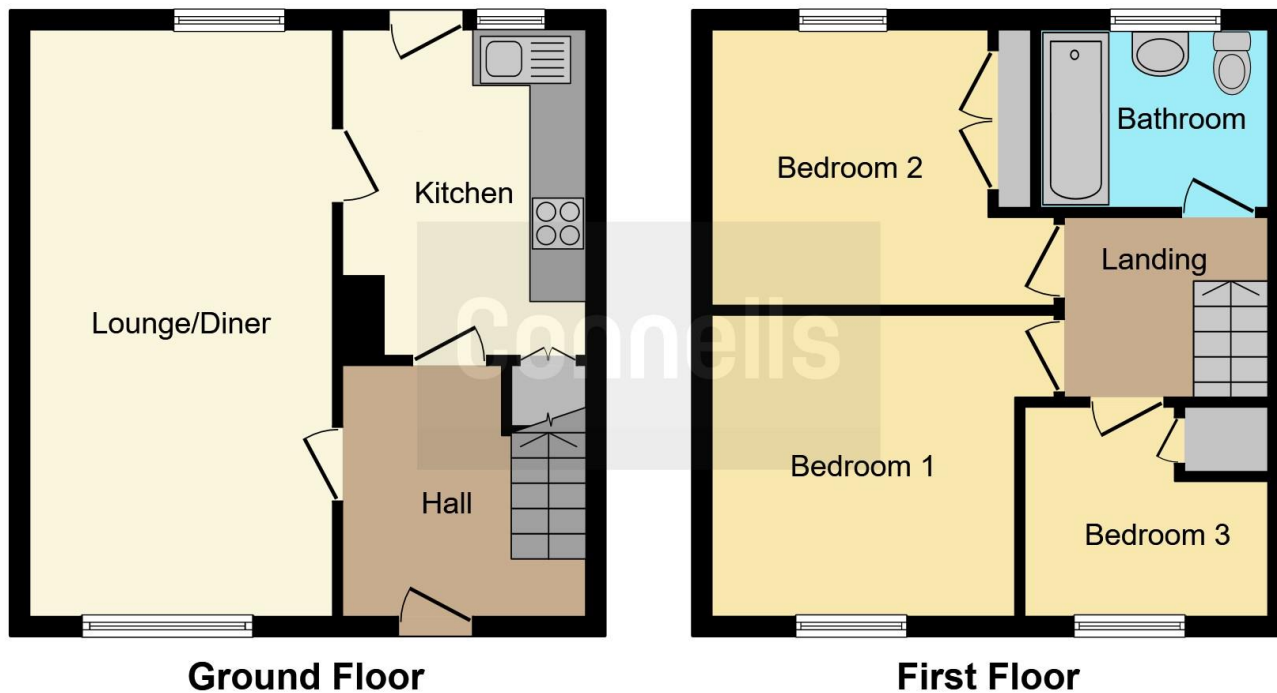
Super Location

Call Connells Lichfield Today









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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 LICHFIELD WS13 6LZ

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/LFD310100



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: LFD310100 - 0003