



Crestwood Rise | Rugeley | WS15 2XZ

Offers Over £290,000

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## Summary

**\*\* DESIRABLE LOCATION \*\* EXTENDED DETACHED HOME \*\* THREE BEDROOMS \*\* MODERN KITCHEN DINER \*\* SPACIOUS LOUNGE \*\* CLOSE TO CANNOCK CHASE \*\* EXCELLENT SCHOOL CATCHMENTS AND TRANSPORT LINKS \*\* ENCLOSED REAR GARDEN \*\* AMPLE OFF ROAD PARKING \*\***  
Webbs Estate Agents are pleased to offer for sale a well-presented and extended detached home in the sought-after location of Etching hill, offering easy access to excellent schools, transport links, Cannock Chase and Rugeley Town Centre and Train Station.

In brief consisting of side entrance, a modern refitted kitchen diner with stairs rising to the first floor and patio doors to the rear garden, the spacious lounge is on the front of the property.

To the first floor there are three bedrooms and a modern refitted bathroom, the enclosed rear garden is mainly laid to lawn with display borders and a patio seating area, ample off road parking is provided by driveway and garage, the garage has remote control electric garage door.

VIEWING STRONGLY ADVISED TO AVOID DISAPOINTMENT

## Key Features

- DESIRABLE LOCATION
- EXTENDED MODERN KITCHEN DINER
- CLOSE TO CANNOCK CHASE
- ENCLOSED REAR GARDEN
- QUIET CUL-DE-SAC LOCATION
- THREE BEDROOMS
- EXCELLENT SCHOOL CATCHMENTS
- MODERN REFITTED SHOWER ROOM
- GARAGE AND DRIVEWAY
- VIEWING STRONGLY ADVISED

## Rooms and Dimensions

### ENTRANCE

### EXTENDED MODERN KITCHEN DINER

15'8" x 14'8" (4.78 x 4.48)

### SPACIOUS LOUNGE

11'5" x 8'0" (3.48 x 2.44)

### LANDING

### BEDROOM ONE

11'5" x 9'6" (3.5 x 2.9)

### BEDROOM TWO

9'7" x 9'1" (2.94 x 2.77)

### BEDROOM THREE

8'6" x 5'11" (2.60 x 1.81)

### REFITTED FAMILY BATHROOM

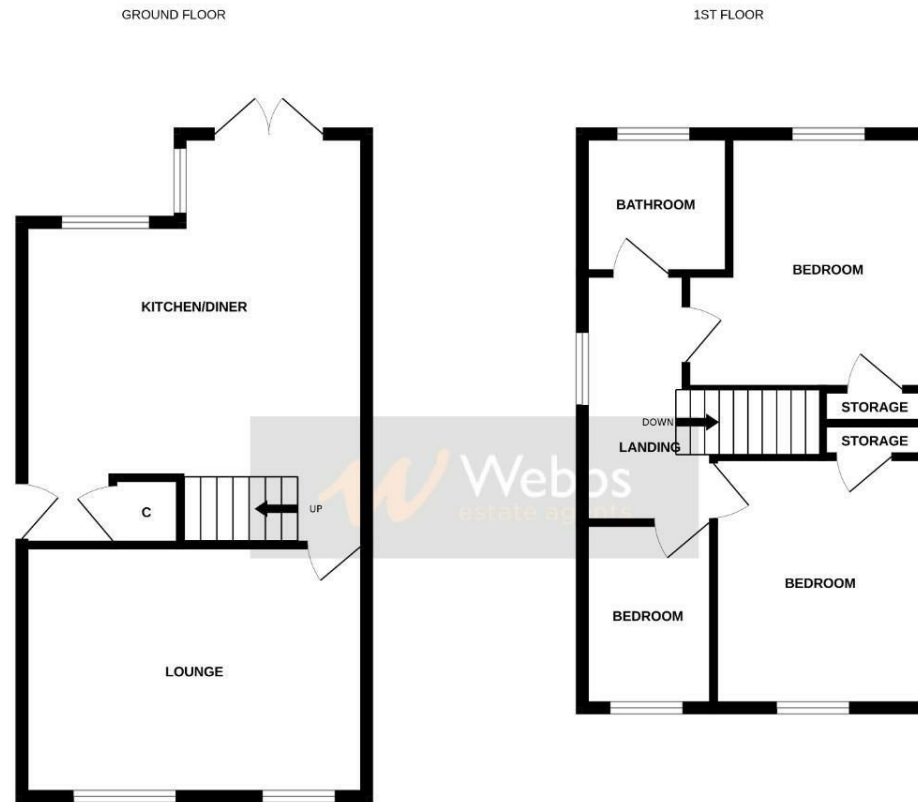
### ENCLOSED LOW MAINTENANCE REAR GARDEN

### SIDE DRIVEWAY

### Identification checks - C







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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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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Buyer Average Efficiency - lower energy costs</p> <p>100-125 kWh/m<sup>2</sup>/year <b>A</b></p> <p>125-150 kWh/m<sup>2</sup>/year <b>B</b></p> <p>150-180 kWh/m<sup>2</sup>/year <b>C</b></p> <p>180-220 kWh/m<sup>2</sup>/year <b>D</b></p> <p>220-255 kWh/m<sup>2</sup>/year <b>E</b></p> <p>255-300 kWh/m<sup>2</sup>/year <b>F</b></p> <p>300+ kWh/m<sup>2</sup>/year <b>G</b></p>		<p>Buyer environmental impact - lower CO<sub>2</sub> emissions</p> <p>100-125 g/m<sup>2</sup>/year <b>A</b></p> <p>125-150 g/m<sup>2</sup>/year <b>B</b></p> <p>150-180 g/m<sup>2</sup>/year <b>C</b></p> <p>180-220 g/m<sup>2</sup>/year <b>D</b></p> <p>220-255 g/m<sup>2</sup>/year <b>E</b></p> <p>255-300 g/m<sup>2</sup>/year <b>F</b></p> <p>300+ g/m<sup>2</sup>/year <b>G</b></p>	
68	82		
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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