



## The Meadows, Brereton

Rugeley, WS15 1JH

£239,950



**\*\* NO UPWARD CHAIN \*\* VIRTUAL TOUR & FLOOR PLAN AVAILABLE SOON \*\*** Newton Fallowell are delighted to offer this semi-detached family home situated in a much sought after location in Brereton. The property in brief comprises reception hall, lounge, dining room, fitted kitchen, four bedrooms and family bathroom. Outside there is a driveway, garage and rear gardens. In Need of modernisation. Call now to arrange your viewing!

#### Property Information

Semi-Detached Family Home - The property comprises of four bedrooms, family bathroom, fitted kitchen, lounge, dining room, driveway to the front, garage and a large rear garden.

Measurements - For room measurements please refer to the floor plans.

Viewings - Please contact Newton Fallowell Lichfield. Appointment only.

General Information - Planning Permission & Building Regulations: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

Services - All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Other Services - Newton Fallowell - Are pleased to offer the following services:-

Residential Lettings - If you are considering renting a property or letting your property, please contact us for further information

Mortgages - If you would like advice on the best mortgages available, please contact us for further information.

Want To Sell Your Property - Call Newton Fallowell Lichfield on to arrange your FREE no obligation market appraisal.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.





Approximate total area<sup>®</sup>  
609.63 ft<sup>2</sup>

(1) Excluding balconies and terraces

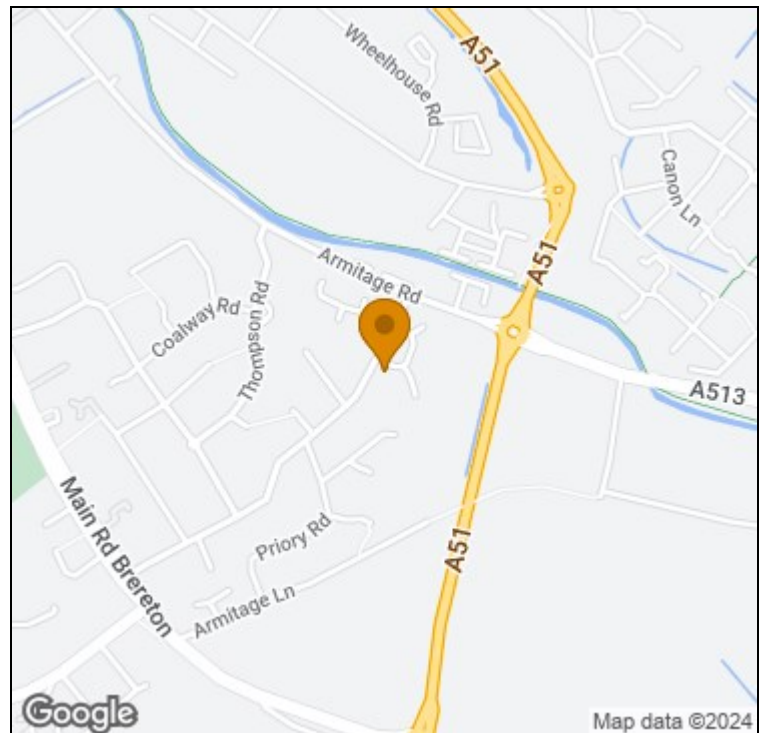
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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