



Birch Lane | Rugeley | WS15 1EJ

Offers Over £340,000

 **Webbs**  
estate agents



## Summary

**\*\* FOUR BEDROOM DETACHED & EXTENDED FAMILY HOME \*\* POPULAR LOCATION \*\* CLOSE TO CANNOCK CHASE \*\* TWO RECEPTION ROOMS \*\* OPEN PLAN KITCHEN DINER \*\* GARAGE \*\* REAR GARDEN \*\* LARGE DRIVEWAY \*\* VIEWING ESSENTIAL \*\***

WEBBS ESTATE AGENTS are pleased to market this well presented, four bedroom detached and extended family home, located in a popular area of Brereton on Birch Lane. The property is situated close to amenities, useful transport links, schools and a short distance to Cannock Chase. Viewing of the property is essential to fully appreciate the size and space of the accommodation on offer. The internal accommodation briefly comprises; entrance hallway, living room, office/ reception room, modern open plan kitchen diner, garage, four bedrooms, principle bedroom with ensuite and a family bathroom. The property also boasts a rear garden and a large driveway.

## Key Features

- FOUR BEDROOM DETACHED FAMILY HOME
- CLOSE TO CANNOCK CHASE
- ENSUITE
- GARAGE
- LARGE DRIVEWAY
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN DINER
- REAR GARDEN
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Hallway

### Living Room

20'11 x 11'6 (6.38m x 3.51m )

### Living Room (Extension)

8'7 x 9'0 (2.62m x 2.74m)

### Office

14'7 x 7'8 (4.45m x 2.34m)

### Kitchen

7'10 x 19'8 (2.39m x 5.99m)

### Garage

14'8 x 13'10 (4.47m x 4.22m)

### Bedroom 1

12'6 x 13'1 (3.81m x 3.99m)

### Ensuite

8'7 x 8'1 (2.62m x 2.46m)

### Bedroom 2

11'6 x 11'5 (3.51m x 3.48m)

### Bedroom 3

9'1 x 11'4 (2.77m x 3.45m)

### Bedroom 4

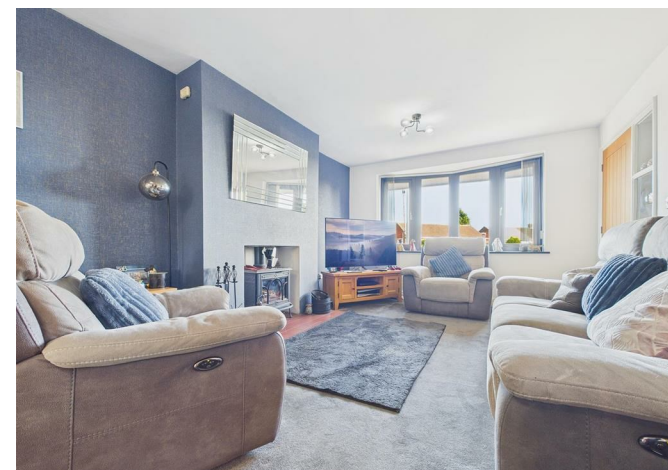
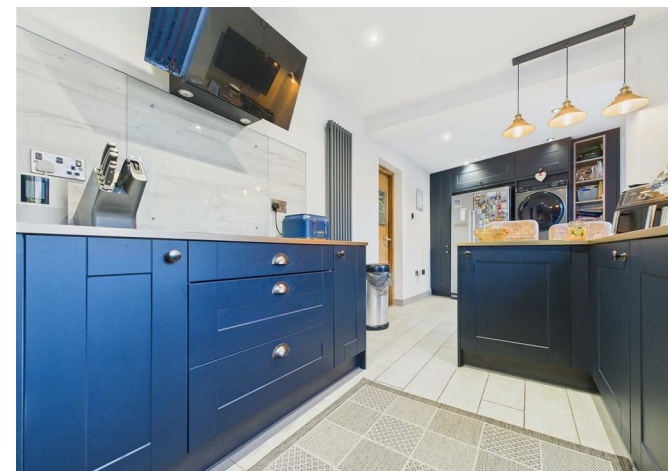
11'11 x 8'2 (3.63m x 2.49m)

### Bathroom

5'3 x 8'9 (1.60m x 2.67m)

### Rear Garden

### Identification Checks (R)









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.

