



Tunnicliffe Drive | Rugeley | WS15 2PW

Offers Over £240,000



Summary

**** NO CHAIN ** POPULAR LOCATION ** IDEAL FOR FIRST TIME BUYERS ** THREE BEDROOMS ** CLOSE TO AMENITIES ** TWO RECEPTION ROOMS ** KITCHEN ** DETACHED SINGLE GARAGE ** OFF ROAD PARKING ** VIEWING ADVISED ****

Perfectly suited to first-time buyers looking to take their first step onto the property ladder, this well-presented three-bedroom semi-detached home enjoys a popular residential location within easy reach of local amenities, well-regarded schools, excellent transport links and is just a short walk from Rugeley Town Centre.

Offering spacious and well-proportioned accommodation throughout, the property briefly comprises an entrance porch, two versatile reception rooms providing ample living and dining space, and a fitted kitchen. To the first floor are three well-sized bedrooms together with a family bathroom.

Externally, the property benefits from off-road parking to the front, whilst the enclosed rear garden provides an ideal outdoor space for relaxing or entertaining. A detached single garage offers

Key Features

- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO AMENITIES
- KITCHEN
- OFF ROAD PARKING
- POPULAR LOCATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DETACHED SINGLE GARAGE
- VIEWING ADVISED

Rooms and Dimensions

Hallway

Living Room

12'9" x 16'7" (3.91 x 5.06)

Dining Room

10'8" x 8'10" (3.27 x 2.70)

Kitchen

10'0" x 7'4" (3.05 x 2.25)

Landing

Bedroom 1

12'10" x 8'1" (3.93 x 2.48)

Bedroom 2

10'10" x 9'10" (3.31 x 3.01)

Bedroom 3

8'2" x 6'4" (2.51 x 1.95)

Bathroom

7'3" x 6'5" (2.21 x 1.96)

Garage

24'2" x 10'4" (7.37 x 3.15)

Identification Checks (R)



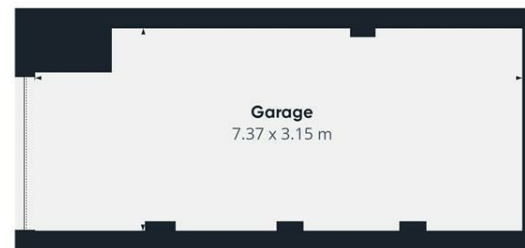




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating

Energy Efficiency Class	Current UK Position	EU Directive 2002/91/EC Target
A (91-100 kWh/m²/yr)		
B (81-90 kWh/m²/yr)		
C (61-80 kWh/m²/yr)		
D (51-60 kWh/m²/yr)		
E (41-50 kWh/m²/yr)		
F (31-40 kWh/m²/yr)		
G (<45 kWh/m²/yr)		

Environmental Impact (CO₂) Rating

Environmental Impact Class	Current UK Position	EU Directive 2002/91/EC Target
A (very environmentally friendly - lower CO ₂ emissions)		
B		
C		
D		
E		
F		
G (not environmentally friendly - higher CO ₂ emissions)		