



## 00 St. Thomas Way, Rugeley, WS15 1GZ Offers in excess of £190,000

\*\* OFFERED WITH NO ONWARD CHAIN - SEMI DETACHED HOME \*\*

Situated in the sought-after Hawksyard development, this well-presented two-bedroom semi-detached home offers modern accommodation ideal for first-time buyers, downsizers or investors alike.

The property benefits from a driveway and garage to the side, with an attractive frontage and low-maintenance approach. Internally, the accommodation is thoughtfully laid out across two floors and briefly comprises an entrance hall, fitted kitchen, spacious lounge and convenient guest WC to the ground floor.

Upstairs, there are two generously sized double bedrooms along with a modern family bathroom. The principal bedroom also benefits from built-in wardrobe storage.

The lounge provides a comfortable living space with plenty of natural light, while the kitchen offers ample worktop and cupboard space for everyday living.

Located within easy reach of local amenities, transport links and nearby countryside walks, this property combines modern convenience with a peaceful residential setting.



**Disclaimer**

- 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. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. 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. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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