



Eaton Drive | Rugeley | WS15 2FS

£200,000

 **Webbs**
estate agents

Summary

Nestled in the charming area of Eaton Drive, Rugeley, this delightful coach house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples.

As you enter the property, the hallway leads to a handy utility room, adding everyday convenience and practicality. Ascending the stairs, you are welcomed into a generous reception room that boasts a warm and inviting ambiance, ideal for both relaxing and entertaining. The kitchen is well-appointed and functional, offering ample space for cooking and meal preparation.

The property features a modern bathroom, ensuring comfort and convenience for all residents. Outside, the garden offers a lovely space for outdoor activities or simply enjoying the fresh air. Additionally, the driveway provides off-road parking, along with a garage for added security.

Location is key, and this home does not disappoint. It is situated close to local shops and schools, making daily errands and family life easy and accessible. Furthermore, excellent transport links are

Key Features

- NO UPWARD CHAIN
- FREEHOLD COACH HOUSE
- GARAGE
- DRIVEWAY
- NO GROUND CHARGES
- TWO BEDROOMS
- UTILITY
- GARDEN
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS

Rooms and Dimensions

Entrance Hallway

Utility

9'4" x 6'7" (2.85 x 2.01)

Garage

9'8" x 7'9" (2.95 x 2.37)

Landing

Kitchen

6'3" x 8'3" (1.91 x 2.52)

Lounge

19'1" x 10'3" (5.82 x 3.13)

Bedroom One

9'2" x 9'8" (2.80 x 2.96)

Bedroom Two

9'2" x 7'10" (2.80 x 2.39)

Bathroom

6'2" x 7'2" (1.90 x 2.20)

Driveway

Garden

IDENTIFICATION CHECKS - C







Approximate total area⁽¹⁾
841 ft²
78.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
88	A	74	B
81-87	B	65-73	C
74-80	C	55-64	D
69-73	D	48-54	E
64-68	E	40-47	F
55-63	F	31-39	G
47-54	G	21-30	Unrated

England & Wales EU Directive 2002/91/EC

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