



Leahall Lane | Rugeley | WS15 1JQ

Offers In The Region Of £280,000



## Summary

\*\* NO CHAIN \*\* POPULAR LOCATION \*\* IDEAL FOR FIRST TIME BUYERS \*\* THREE BEDROOMS \*\* ENSUITE \*\* KITCHEN DINER \*\* DOWNSTAIRS CLOAKROOM \*\* GARDEN \*\* DRIVEWAY \*\* VIEWING ADVISED \*\*

WEBBS ESTATE AGENTS are pleased to market this three bedroom semi detached home, offered with no chain, on the ever popular Five Oakes Estate on Leahall Lane, Brereton. Viewing of the property is advised to appreciate the deceptive accommodation on offer. The home would be ideally suited to a first time buyer or young family looking to get their foot on the property ladder. The internal accommodation briefly comprises entrance hallway, living room, kitchen dining room, downstairs wc, three bedrooms, ensuite and family bathroom. The property also benefits from a good size rear garden and off road parking for two vehicles.

## Key Features

- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS
- ENSUITE
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY
- POPULAR LOCATION
- THREE BEDROOMS
- KITCHEN DINER
- GARDEN
- VIEWING ADVISED

## Rooms and Dimensions

### Hallway

### Living Room

11'0 x 16'10 (3.35m x 5.13m)

### Kitchen Diner

16'4 x 9'7 (4.98m x 2.92m)

### WC

6'2 x 2'5 (1.88m x 0.74m)

### Landing

### Bedroom 1

10'4 x 13'6 (3.15m x 4.11m)

### Ensuite

5'2 x 5'0 (1.57m x 1.52m)

### Bedroom 2

9'9 x 9'1 (2.97m x 2.77m)

### Bedroom 3

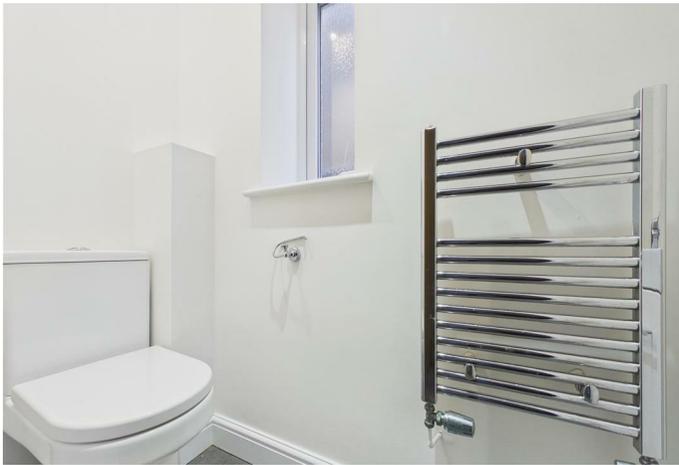
10'8 x 7'4 (3.25m x 2.24m)

### Bathroom

7'1 x 5'10 (2.16m x 1.78m)

### Rear Garden







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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Score	Band	Score	Band
100-125	A	100-125	A
75-100	B	75-100	B
50-75	C	50-75	C
25-50	D	25-50	D
10-25	E	10-25	E
1-10	F	1-10	F
0-1	G	0-1	G

England & Wales EU Directive 2002/91/EC