



Sandford Close | Rugeley | WS15 3RH
£425,000

W Webbs
estate agents

Summary

** BEAUTIFULLY PRESENTED THROUGHOUT ** EXTENDED DETACHED FAMILY HOME ** THREE BEDROOMS ** OPEN PLAN KITCHEN, DINING, FAMILY ROOM ** RECEPTION ROOM ** UTILITY ROOM ** DOWNSTAIRS CLOAKROOM ** REAR GARDEN ** DRIVEWAY ** VIEWING ESSENTIAL **

WEBBS ESTATE AGENTS are pleased to market this beautifully presented, extended, three bedroom detached family home, located in the sought after village of Hill Ridware on Sandford Close. Viewing of the property is essential to fully appreciate not only the deceptive accommodation on offer, but also the finish the current owners have achieved. Located close to amenities, schools, commuter links and much more! The internal accommodation briefly comprises; entrance hallway, lounge, open plan kitchen, dining, family room, utility room, downstairs cloakroom, three bedrooms and a family bathroom. The property also benefits from a good size rear garden, garden room/ gym/ office, garage and off road parking.

Key Features

- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- RECEPTION ROOM
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY
- EXTENDED DETACHED FAMILY HOME
- OPEN PLAN KITCHEN, DINING, FAMILY ROOM
- UTILITY ROOM
- REAR GARDEN
- VIEWING ESSENTIAL

Rooms and Dimensions

Hallway

Living Room

10'4 x 17'11 (3.15m x 5.46m)

Kitchen/ Living Area

17'1 x 22'10 (5.21m x 6.96m)

Utility Room

8'2 x 9'4 (2.49m x 2.84m)

Utility Room 2

7'9 x 8'9 (2.36m x 2.67m)

WC

3'3 x 2'4 (0.99m x 0.71m)

Landing

Bedroom 1

8'10 x 12'0 (2.69m x 3.66m)

Bedroom 2

9'2 x 12'3 (2.79m x 3.73m)

Bedroom 3

8'0 x 8'9 (2.44m x 2.67m)

Bathroom

7'10 x 5'4 (2.39m x 1.63m)

Rear Garden

IDENTIFICATION CHECKS - C







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 ₂) Rating	
Current		Planned	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	81	
Band A	B	81	
Band B	C	81	
Band D	D	81	
Band E	E	81	
Band F	F	81	
Band G	G	81	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	