



New Road | Rugeley | WS15 4BN

Offers Over £425,000



Summary

** TRADITIONAL DETACHED FAMILY HOME ** THREE BEDROOMS ** THREE RECEPTION ROOMS ** MODERN FITTED KITCHEN ** TURKISH SUANA ** FAMILY BATHROOM ** WALLED GARDEN ** DETACHED GARAGE ** CLOSE TO AMENITIES ** VIEWING ADVISED **

WEBBS ESTATE AGENTS are pleased to market this traditional and deceptively spacious three bedroom detached family home offers versatile living accommodation throughout and must be viewed internally to fully appreciate the size and flexibility on offer.

Perfectly positioned close to a range of local amenities, well-regarded schools, transport links and countryside walks, the property combines character, practicality and unique features ideal for modern family living.

The accommodation briefly comprises an entrance hallway, three generous reception rooms providing flexible living and entertaining space, fitted kitchen and the added luxury of a Turkish sauna. To

Key Features

- TRADITIONAL DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- TURKISH SUANA
- WALLED GARDEN
- CLOSE TO AMENITIES
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- DETACHED GARAGE
- VIEWING ADVISED

Rooms and Dimensions

Entry

Living Room

13'3" x 13'5" (4.06 x 4.11)

Living Room

10'2" x 13'5" (3.10 x 4.11)

Kitchen

10'9" x 12'5" (3.29 x 3.80)

Dining Room

12'4" x 25'3" (3.77 x 7.70)

Sauna

6'6" x 8'1" (2.00 x 2.47)

WC

6'4" x 3'6" (1.94 x 1.09)

Landing

Bedroom 1

10'2" x 13'7" (3.10 x 4.15)

Bedroom 2

12'5" x 12'5" (3.80 x 3.80)

Bedroom 3

10'9" x 12'5" (3.30 x 3.79)

Bathroom

9'8" x 13'5" (2.96 x 4.09)

Identification Checks (R)







Approximate total area⁽¹⁾
131.6 m²
Reduced headroom
0.9 m²

(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.

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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.

