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SALES & LETTINGS

Blakeley Close, Rugeley, Staffordshire, WS15 2FW

£185,950

https://www.abodemidlands.co.uk

Available for sale with no upper chain and immediate vacant possesion, this two-bedroom home offers comfortable accommodation across two floors. The property comprises an entrance hallway, convenient ground-floor cloakroom, fitted kitchen and spacious lounge/diner with doors opening onto the rear garden.

To the first floor are two well-proportioned bedrooms and a family bathroom, together with loft access and an airing cupboard housing the combination boiler.

Externally, the property benefits from generous off-road parking to the front, while the rear garden features paved patio areas and a lawned garden enclosed by timber fencing. The south-facing rear garden provides an excellent private outdoor space, ideal for relaxing and entertaining.

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Hallway

Welcoming entrance hallway featuring a central heating radiator, staircase rising to the first-floor landing, smoke alarm and an internal door providing access to the ground-floor accommodation.

Cloakroom

Convenient ground-floor cloakroom with a UPVC double-glazed frosted window to the front elevation. The suite comprises a low-level WC with continental flush, corner wash hand basin with tiled splashback, central heating radiator and electrical consumer unit.

Kitchen

Well-appointed kitchen featuring a UPVC double-glazed window overlooking the front elevation. The kitchen is fitted with a comprehensive range of matching wall and base-level storage cupboards and drawers, complemented by granite-effect work surfaces and coordinating tiled floor and wall coverings.

Integrated appliances include a 1½-bowl stainless steel sink and drainer with mixer tap, electric hob with stainless steel extractor hood, oven and grill. There is also plumbing and space for further freestanding appliances.

Lounge/Diner

Spacious lounge/diner with attractive panelled flooring throughout and two central heating radiators. UPVC double-glazed double doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces.

Additional features include a TV aerial point, telephone point and useful under-stairs storage cupboard.

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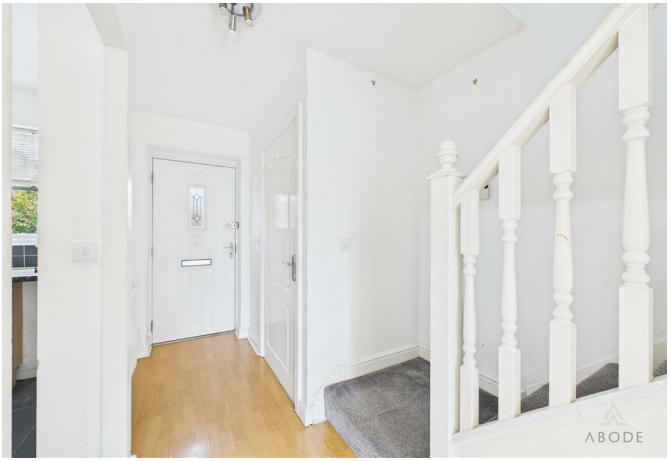
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Landing

The first-floor landing provides access to the loft space via a loft hatch and benefits from a smoke alarm. There is also a built-in airing cupboard housing the central heating combination gas boiler. Doors lead to both bedrooms and the family bathroom.

Bedroom One

Well-proportioned double bedroom with a UPVC double-glazed window overlooking the front elevation, central heating radiator, TV aerial point and telephone point.

Bedrom Two

Further well-proportioned bedroom with a UPVC double-glazed window overlooking the rear elevation, central heating radiator, TV aerial point and telephone point.

Family Bathroom

The family bathroom is fitted with a three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap and bath with shower over and glass screen.
The room is complemented by tiled wall coverings, extractor fan and central heating radiator.

Outside

The property benefits from a generous front driveway providing ample off-road parking and leading to the attractive stone porch entrance.
To the rear is a paved patio area, ideal for outdoor entertaining, leading to a raised patio and a predominantly lawned garden. The garden is enclosed by timber fencing to all elevations, providing a good degree of privacy and enjoying a desirable south-facing aspect.

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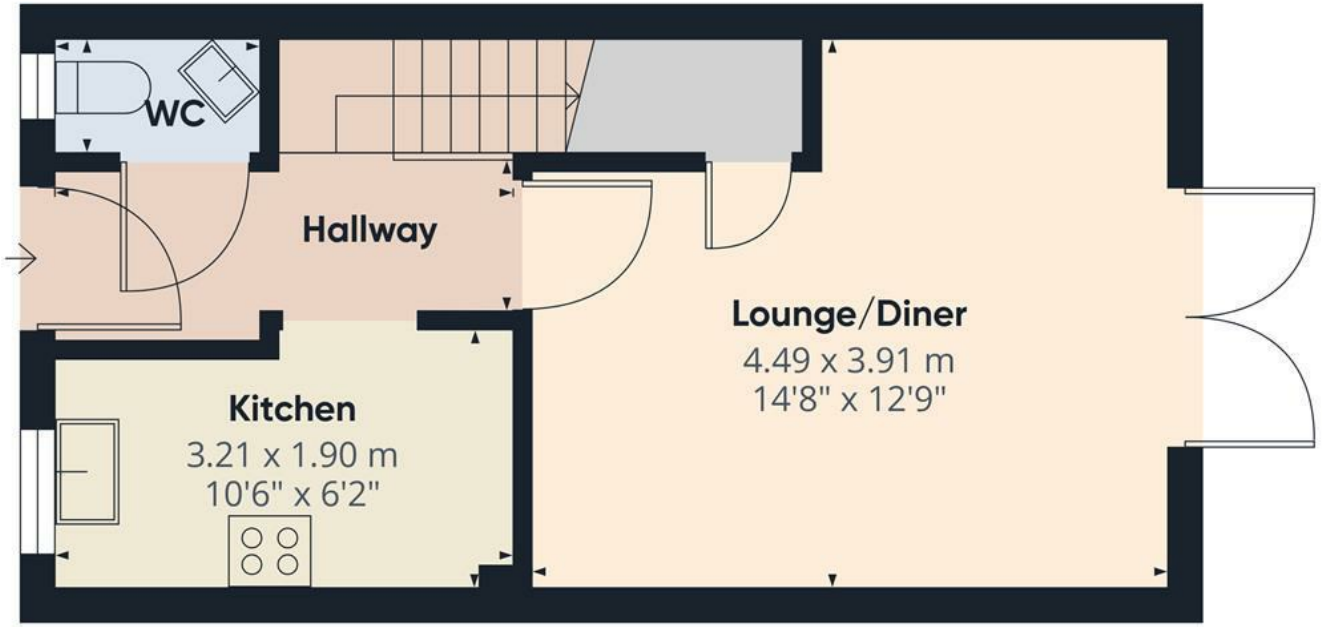
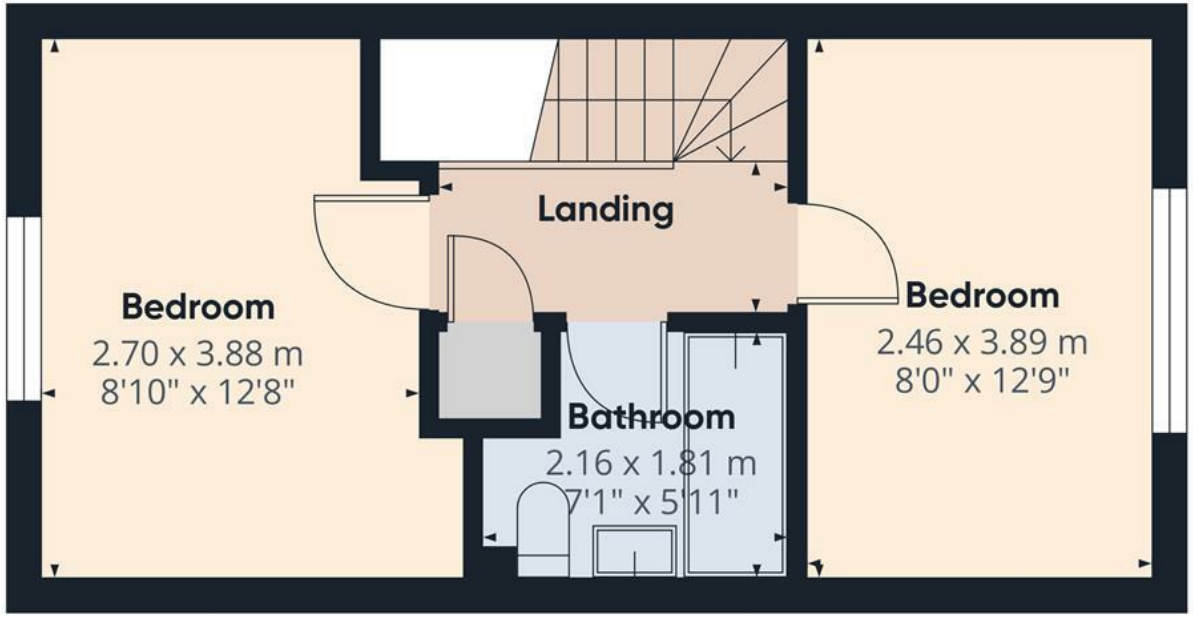


Floor 0



Floor 1

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Approximate total area(1)

56.3 m²

605 ft²

(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.

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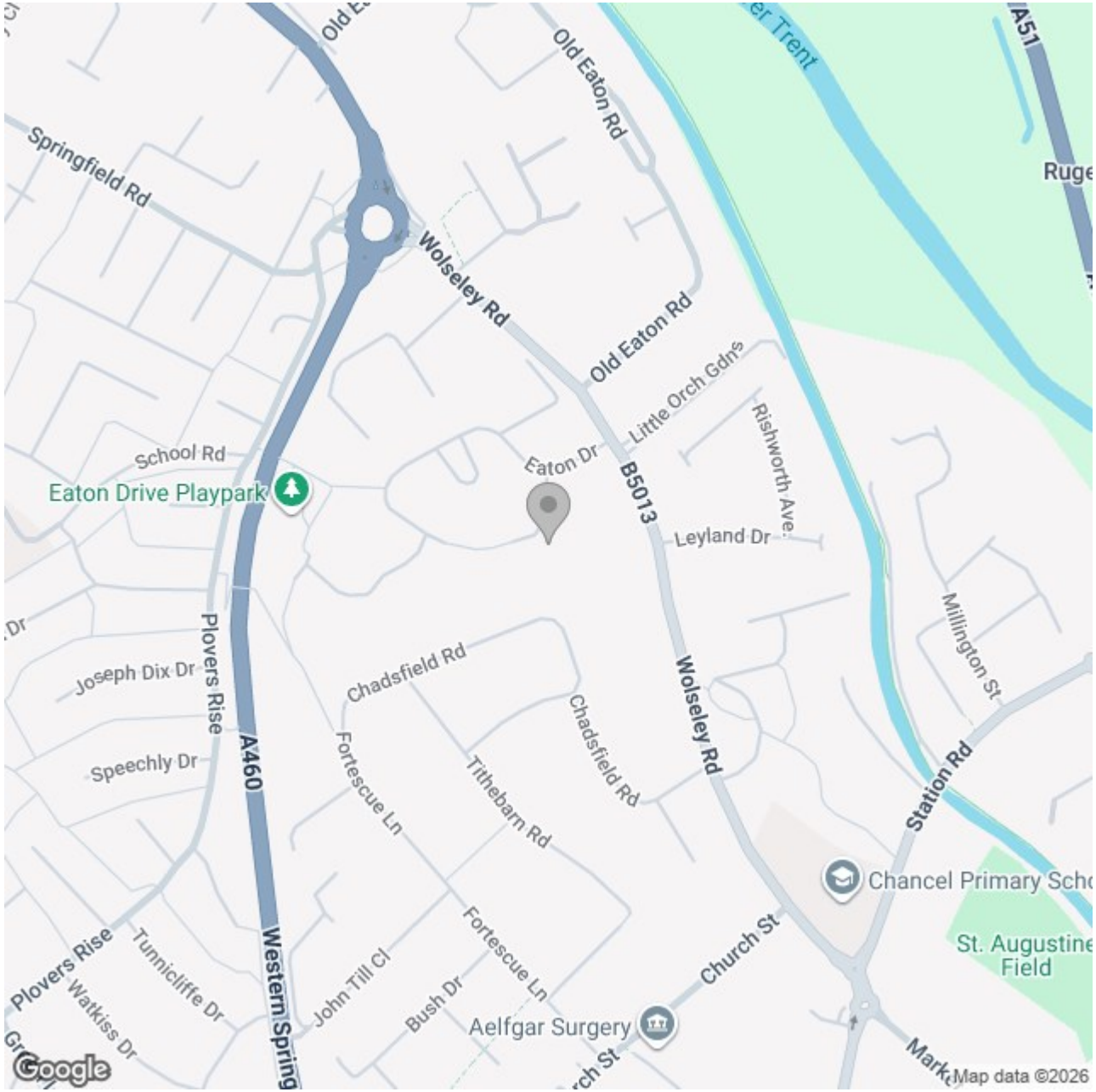

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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