# Windsor Close | Rugeley | WS15 2DB

## Offers In The Region Of £270,000

Webbs
estate agents

## Summary

** THREE STOREY ** KITCHEN ** LOUNGE/DINER ** WC ** THREE BEDROOMS ** ENSUITE ** FAMILY BATHROOM ** GARAGE ** REAR ENCLOSED GARDEN ** DESIRABLE LOCATION ** DRIVEWAY FOR 2 CARS**

WEBBS ESTATE AGENTS are delighted to present this THREE STOREY, three-bedroomed semi-detached family home, situated in a desirable location. This exceptional property offers spacious living accommodation, comprising: hallway, wc, kitchen with breakfast bar, lounge diner, to the first floor two double bedrooms and a family bathroom. On the second floor is a spacious master bedroom with a walk in wardrobe and ensuite. Externally the property offers a garage, driveway big enough for 2 cars and a rear enclosed south facing garden. Viewing is highly advised to truly appreciate the size and space on offer. The property enjoys a prime location close to a range of great amenities, including Churchfields primary school, Hart secondary school, local doctors, and the bustling town centre. Excellent transport links are also close by with a railway and bus station in Rugeley town centre. For those who appreciate the outdoors the Heritage trail is a short 5 minute walk away and takes you on to Cannock Chase, an Area of Outstanding Natural Beauty, providing a perfect escape for nature walks, cycling, and outdoor activities.

## Key Features

- THREE STOREY
- LOUNGE / DINER
- THREE BEDROOMS
- ENSUITE
- ENCLOSED REAR GARDEN
- DESIRABLE LOCATION
- KITCHEN
- FAMILY BATHROOM
- GARAGE
- VIEWING HIGHLY RECOMMENDED

## Rooms and Dimensions

**Entrance Hallway**

**Guest WC**

**Kitchen**
6'1" x 11'10" (1.87 x 3.63)

**Living Room**
9'6" x 17'0" (2.91 x 5.20)

**Landing**

**Bedroom**
12'11" x 8'10" (3.94 x 2.71)

**Bedroom**
12'10" x 8'8" (3.92 x 2.65)

**Bathroom**
6'2" x 6'4" (1.88 x 1.94)

**Second Landing**

**Bedroom**
9'8" x 12'11" (2.97 x 3.95)

**Bathroom**
8'6" x 5'10" (2.60 x 1.79)

**Garage**
9'1" x 17'5" (2.78 x 5.33)

**IDENTIFICATION CHECKS - C**

Approximate total area(1)

98.7 m²

Reduced headroom

0.5 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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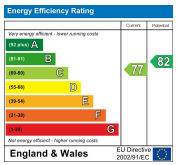


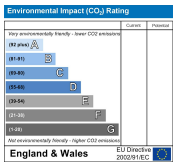


Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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