



Holly Hill Road | Rugeley | WS15 4RE

Offers Over £300,000

 **Webbs**
estate agents

Summary

** NO CHAIN ** SOUGHT AFTER LOCATION ** CLOSE TO BEAU DESERT & CASTLE RING ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** KITCHEN ** UTILITY ROOM ** ESTABLISHED REAR GARDEN ** DRIVEWAY ** VIEWING ADVISED **

WEBBS ESTATE AGENTS are pleased to market this well presented, three bedroom detached home, located in a popular area of Cannock Wood on, Holly Hill Road.

Ideally suited to families, professional couples, or those seeking to downsize without compromise, the property enjoys a wonderful balance of countryside living whilst remaining conveniently placed for local amenities, transport links, and nearby towns.

The accommodation briefly comprises an inviting entrance hall, a spacious living room, separate dining room providing excellent entertaining space, a fitted kitchen, useful utility room, and a downstairs cloakroom. To the first floor are three well-sized bedrooms and a family bathroom.

Key Features

- NO CHAIN
- CLOSE TO BEAU DESERT & CASTLE RING
- TWO RECEPTION ROOMS
- UTILITY ROOM
- DRIVEWAY
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- KITCHEN
- ESTABLISHED REAR GARDEN
- VIEWING ADVISED

Rooms and Dimensions

Entry

Hallway

Living Room

20'11" x 11'10" (6.40 x 3.62)

Dining Room

12'10" x 10'4" (3.93 x 3.15)

Kitchen

9'4" x 14'2" (2.86 x 4.32)

Utility Room

12'9" x 3'6" (3.91 x 1.08)

WC

3'2" x 6'11" (0.97 x 2.12)

Landing

Bedroom 1

12'11" x 11'10" (3.94 x 3.62)

Ensuite

6'5" x 6'0" (1.98 x 1.84)

Bedroom 2

9'6" x 10'10" (2.92 x 3.32)

Bedroom 3

13'7" x 6'4" (4.15 x 1.95)

Bathroom

8'5" x 5'11" (2.57 x 1.81)

WC

4'8" x 2'11" (1.44 x 0.91)

Identification Checks (R)







Approximate total area⁽¹⁾
119.5 m²
Reduced headroom
0.8 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
105-120	A	105-120	A
80-105	B	80-105	B
65-80	C	65-80	C
50-65	D	50-65	D
35-50	E	35-50	E
20-35	F	20-35	F
1-20	G	1-20	G

England & Wales EU Directive 2002/91/EC