



Hindley View | Rugeley | WS15 1FF
Offers In The Region Of £240,000

 **Webbs**
estate agents

Summary

**** POPULAR LOCATION ** IDEAL FOR FIRST TIME BUYERS ** TOWN CENTRE LOCATION ** THREE BEDROOMS ** PRINCIPLE BEDROOM WITH ENSUITE ** LIVING DINING ROOM ** KITCHEN ** DOWNSTAIRS W/C ** DECEPTIVELY SPACIOUS THROUGHOUT ** VIEWING ADVISED ****

WEBBS ESTATE AGENTS are pleased to market this deceptively spacious three bedroom, three storey town house, located in a popular area of Rugeley on Hindley View. Ideally situated close to amenities, useful transport links, schools, both Rugeley Town and Train Station and much more! The property would be ideally suited to a first time buyer looking to get their foot on the property ladder. The internal accommodation briefly comprises; entrance hallway, living dining room, kitchen, downstairs cloakroom, two double bedrooms and a family bathroom to the first floor, the second floor provides a large principle bedroom with ensuite. The property also benefits from a low maintenance rear garden and off road parking.

Key Features

- POPULAR LOCATION
- TOWN CENTRE LOCATION
- PRINCIPLE BEDROOM WITH ENSUITE
- KITCHEN
- DECEPTIVELY SPACIOUS THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- THREE BEDROOMS
- LIVING DINING ROOM
- DOWNSTAIRS W/C
- VIEWING ADVISED

Rooms and Dimensions

THROUGH HALLWAY

GUEST WC

KITCHEN

8'3" x 7'8" (2.52m x 2.35m)

LOUNGE DINER

13'5" x 12'11" (4.10m x 3.95m)

LANDING

BEDROOM

12'8" x 8'2" (3.88m x 2.51m)

BEDROOM

12'7" x 6'7" (3.86m x 2.01m)

BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM

12'11" x 12'7" (3.94m x 3.84m)

DRESSING AREA

ENSUITE

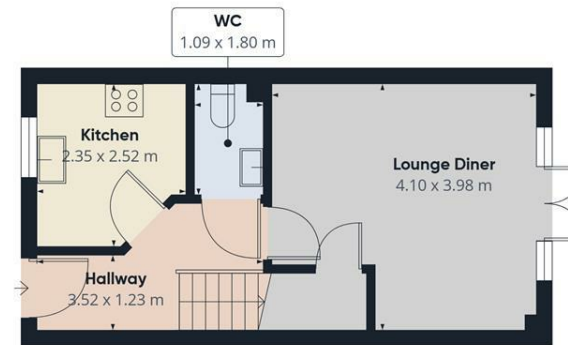
9'6" x 8'1" (2.92m x 2.48m)

DRIVEWAY

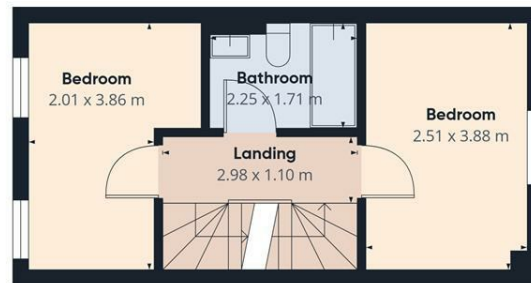
LANDSCAPED GARDENS







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
80.2 m²

(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.

GIRAFFE 360

Energy Efficiency Rating

Rating	2015	2025
A	1.0%	1.0%
B	1.0%	1.0%
C	1.0%	1.0%
D	1.0%	1.0%
E	1.0%	1.0%
F	1.0%	1.0%
G	1.0%	1.0%

Environmental Impact (CO₂) Rating

Rating	2015	2025
A	1.0%	1.0%
B	1.0%	1.0%
C	1.0%	1.0%
D	1.0%	1.0%
E	1.0%	1.0%
F	1.0%	1.0%
G	1.0%	1.0%