



**Connells**

Toy Close  
Rugeley

Toy Close  
Rugeley WS15 2PJ

for sale offers in the region of  
**£285,000**



## Property Description

**\*\*WOW\*\***

**\*\*AN ABSOLUTE MUST VISIT\*\***

Connells Estate Agents are just delighted to offer for sale this stunning semi detached property located in a popular residential location close to local Schools and amenities. Internally the property has been completely refurbished and presented to an exemplary standard, a genuine must see in our opinion.

Internally the property offers spacious rooms and an abundance of charm; with an entrance porchway, lounge, kitchen dining room, utility room, ground floor wc, access to the integral garage, three bedrooms, family bathroom, driveway and a pleasant LANDSCAPED rear garden.

The property is beautifully presented and we urge for internal viewings so this family home can be fully appreciated. Call us today to register your interest.

**\*\*SPACIOUS ROOMS\*\***

**\*\*MODERN LIVING\*\*    \*\*OPEN PLAN KITCHEN DINER\*\***

**\*\*POPULAR LOCATION CLOSE TO SHOPS AND SCHOOLS\*\***

**\*\*TRAVEL LINKS AND TRAIN STATIONS NEARBY\*\***

## Porchway

## Living Room

16' 1" max x 13' 2" max ( 4.90m max x 4.01m max )

## Kitchen Diner

16' 7" max x 10' max ( 5.05m max x 3.05m max )

## Utility Area

9' 2" x 7' 1" ( 2.79m x 2.16m )

## Guest Wc

## First Floor Landing

## Bedroom One

12' 8" x 9' 11" ( 3.86m x 3.02m )

## Bedroom Two

10' 7" x 9' 11" ( 3.23m x 3.02m )

## Bedroom Three

9' 10" x 6' 5" ( 3.00m x 1.96m )

## Family Bathroom

6' 8" x 6' 5" ( 2.03m x 1.96m )

## Garage Being Integral

15' 1" x 7' 1" ( 4.60m x 2.16m )

## Plentiful Driveway

## Fantastic Rear Garden

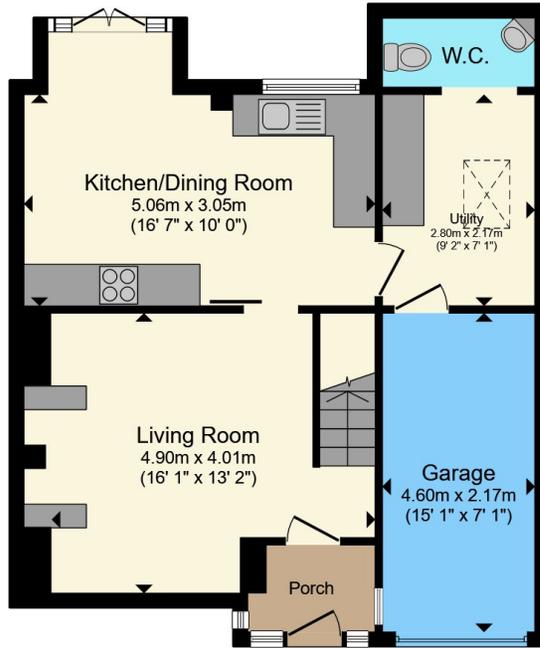
## Super Area

Call Connells Lichfield Today

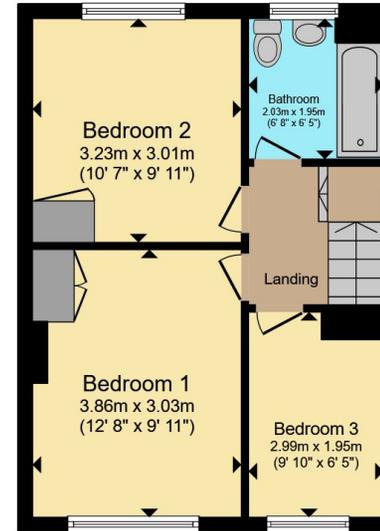








**Ground Floor**



**First Floor**

Total floor area 95.7 m<sup>2</sup> (1,030 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01543 262 376**  
**E [lichfield@connells.co.uk](mailto:lichfield@connells.co.uk)**

11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LFD311822](http://connells.co.uk/Property/LFD311822)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LFD311822 - 0007