



Joseph Dix Drive, Rugeley, WS15 2PU

Offers In The Region Of £210,000

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Welcome to Joseph Dix Drive, Rugeley. Paul Carr Burntwood are delighted to bring to market this fabulous family home, offered with NO ONWARD CHAIN. With shops, schools and transport links all nearby, you really do have everything you need right on your doorstep. An internal inspection reveals an entrance hallway, perfect for storing coats and shoes, leading into the spacious living area. With large windows allowing in lots of natural sunlight, this room really is the heart of the home, big enough to host all the family. The property also has a good sized dining room, leading into the modern kitchen, with space for appliances- ideal for those who want a 'move in ready' home. Upstairs there are two double bedrooms, both with built in wardrobes, with another bedroom which is currently being used as a 'dressing room,' but could easily be converted back into a third bedroom. This room also has its own stand alone shower cubicle. Externally, the garden is easy to maintain, with a mixture of patio and lawned areas. The back gate leads into the parking area to the rear of the property, not forgetting the home also comes with its own garage too- perfect for extra storage. To the fore of the garden there is a low maintenance garden. If you think that Joseph Dix Drive could be the home for you, then get in touch with the team today on 01543 686444!



Property Specification

NO ONWARD CHAIN!
LINK DETACHED FAMILY HOME
THREE GOOD SIZED BEDROOMS
MODERN KITCHEN
SPACIOUS LIVING AREA

Hallway

Living Room 16' 4" x 10' 11" (4.98m x 3.33m)

Dining Room 13' 4" x 9' 0" (4.06m x 2.74m)

Kitchen 13' 4" x 6' 11" (4.06m x 2.11m)

Landing

Bedroom One 16' 3" x 11' 0" (4.95m x 3.35m)

Bedroom Two 10' 4" x 10' 2" (3.15m x 3.10m)

Bedroom Three 9' 2" x 6' 9" (2.79m x 2.06m)

Bathroom





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

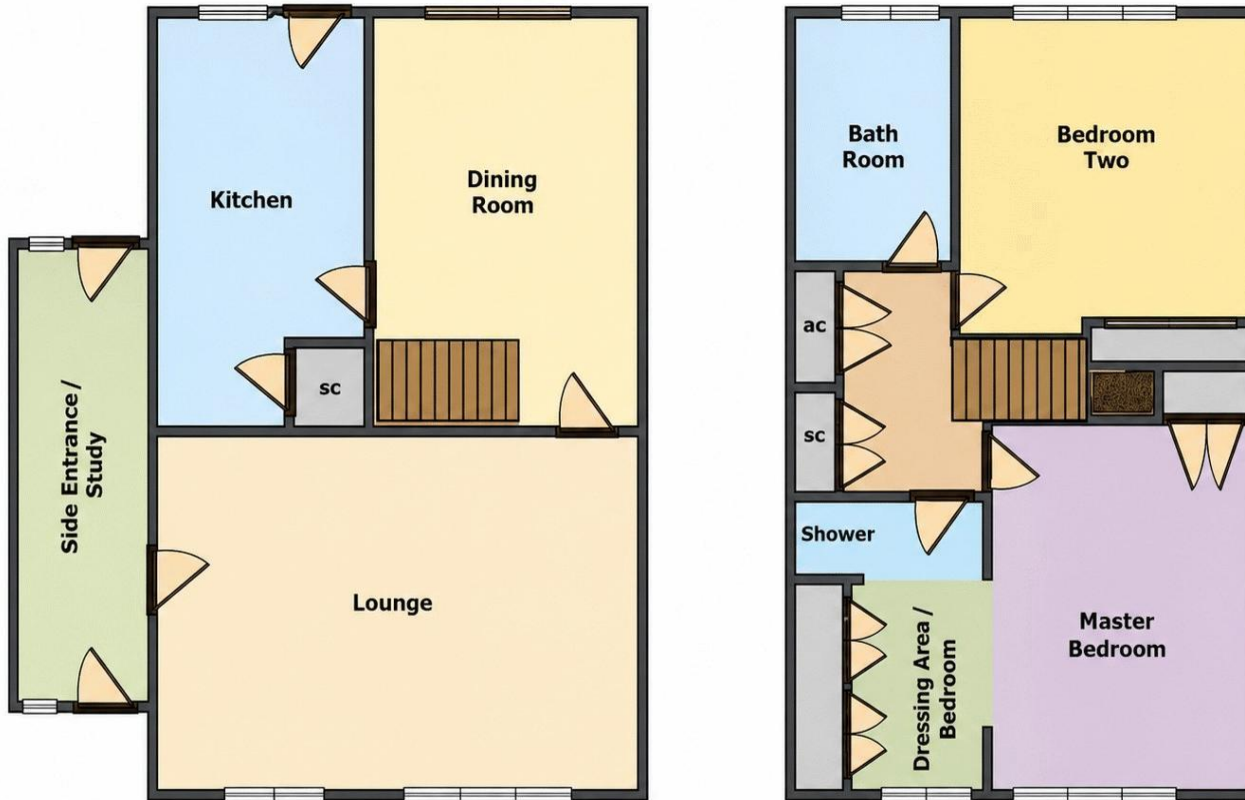
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Mains Gas, Electric and Sewerage
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

