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**Lower Birches Way | Rugeley | WS15 1GA**

**Offers Over £450,000**



## Summary

**\*\* IMMACULATEDLY PRESENTED THROUGHOUT \*\* SHOW HOME STANDARD \*\* EXTENDED DETACHED HOME \*\* FOUR BEDROOMS \*\* PRINCIPLE BEDROOM WITH DRESSING AREA & ENSUITE \*\* BESPOKE KITCHEN WITH NEFF APPLIANCES \*\* UTILITY ROOM \*\* STUDY \*\* CLOSE TO CANNOCK CHASE \*\* VIEWING ESSENTIAL \*\***

WEBBS ESTATE AGENTS are pleased to market this beautifully presented throughout and finished to an exceptional standard, stunning four bedroom detached family home occupies a sought-after position on the ever-popular Birches Estate. Viewing is absolutely essential to fully appreciate not only the generous size and layout of the accommodation, but also the meticulous attention to detail and high-quality finish achieved by the current owners.

Ideally located close to a wide range of local amenities, highly regarded schools and excellent transport links, the property also benefits from being just a short distance from the outstanding natural beauty of Cannock Chase, making it perfectly suited to modern family living.

## Key Features

- IMMACULATEDLY PRESENTED THROUGHOUT
- EXTENDED DETACHED HOME
- PRINCIPLE BEDROOM WITH ENSUITE
- LAUNDRY ROOM
- EV CHARGER
- SHOW HOME STANDARD
- FOUR BEDROOMS
- BESPOKE KITCHEN WITH NEFF APPLIANCES & GRANITE WORK SURFACES
- STUDY
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Open Plan Kitchen

14'1 x 12'6 (4.29m x 3.81m)

### Open Plan Kitchen

11'3 x 8'1 (3.43m x 2.46m)

### Dining Area

12'2 x 9'6 (3.71m x 2.90m)

### Living Room

17'4 x 15'2 (5.28m x 4.62m)

### Laundry Room

7'6 x 7'10 (2.29m x 2.39m)

### Office

8'7 x 7'6 (2.62m x 2.29m)

### WC

6'3 x 2'8 (1.91m x 0.81m)

### Landing

### Bedroom 1

10'9 x 12'1 (3.28m x 3.68m)

### Ensuite

5'1 x 8'5 (1.55m x 2.57m)

### Bedroom 2

12'3 x 8'4 (3.73m x 2.54m)

### Bedroom 3

8'8 x 8'5 (2.64m x 2.57m)

### Bedroom 4

8'9 x 7'0 (2.67m x 2.13m)

### Bathroom

6'4 x 8'6 (1.93m x 2.59m)

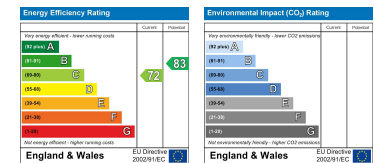
### IDENTIFICATION CHECKS (R)







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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