



**Bagnall Way | Rugeley | WS15 1SF**  
Offers Over £290,000

**W** Webbs  
estate agents

## Summary

\*\* POPULAR ESTATE POSITION \*\* DETACHED FAMILY HOME \*\* THREE BEDROOMS \*\* ENSUITE \*\* OPEN PLAN KITCHEN DINER \*\* LOUNGE \*\* DOWNSTAIRS CLOAKROOM \*\* DRIVEWAY WITH GARAGE \*\* CLOSE TO AMENITIES \*\*

WEBBS ESTATE AGENTS are pleased to market this three bedroom detached family home, situated on the ever popular Hawkesyard Estate. The property sits at the bottom of a quiet cul-de-sac. With amenities, schools and useful transport links on your doorstep, it would be ideally suited to a first time buyer. The internal accommodation briefly comprises, entrance hallway, lounge, open plan kitchen dining room, downstairs cloakroom, three bedrooms, ensuite and family bathroom.

## Key Features

- POPULAR ESTATE POSITION
- THREE BEDROOMS
- OPEN PLAN KITCHEN DINER
- DOWNSTAIRS CLOAKROOM
- CLOSE TO AMENITIES
- DETACHED FAMILY HOME
- ENSUITE
- LOUNGE
- DRIVEWAY WITH GARAGE
- VIEWING ADVISED

## Rooms and Dimensions

### Entrance Hallway

### Living Room

17'6 x 15'5 (5.33m x 4.70m)

### Kitchen/ Living Area

15'5 x 9'4 (4.70m x 2.84m)

### WC

### Landing

### Bedroom 1

11'10 x 10'1 (3.61m x 3.07m)

### Ensuite

### Bedroom 2

16'0 x 7'6 (4.88m x 2.29m)

### Bedroom 3

10'10 x 7'9 (3.30m x 2.36m)

### Bathroom

6'3 x 8'0 (1.91m x 2.44m)

### 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs		Current	Very environmentally friendly - lower CO <sub>2</sub> emissions		Current
Band A	B	83	Band A	B	83
Band B	C	79	Band B	C	79
Band C	D	75	Band C	D	75
Band D	E	71	Band D	E	71
Band E	F	67	Band E	F	67
Band F	G	63	Band F	G	63
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	