



Calling all first time buyers and investors to this three bedroom family home located within a residential area of Rugeley with open green space to the front aspect.

Offers Over £150,000



John German

This three-bedroom family home located in the historic town of Rugeley, is an ideal purchase for both first time buyers and investors with its convenient location and attractive rental possibilities. Rugeley town along with the nearby cathedral city of Lichfield enjoys a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants.

The property comprises uPVC entrance door opening into the porch with an internal door to the welcoming hallway, having a range of newly fitted bespoke storage, laminate flooring, carpeted stairs with oak balustrade rising to the first floor landing and a door leading into the kitchen.

The kitchen is fitted with a range of wall and base mounted units with contrasting worksurfaces over, incorporating inset sink with mixer tap and drainer, tiled splashbacks, gas cooker, two appliance spaces with plumbing and further appliance space. There is a ceiling light point, radiator, laminate flooring, uPVC double glazed window to rear aspect along, plus a uPVC door to rear garden.

The warm and welcoming living room has two ceiling light points, modern style laminate flooring, log burning stove, uPVC double glazed window to front aspect and uPVC double glazed French doors opening into the conservatory.

Upstairs on the first floor landing, there is loft access and doors leading off to the three bedrooms and family bathroom.

There are two double bedrooms and one smaller single bedroom ideal as a home office or study.

The modern family bathroom is fitted with a panelled bath with shower over, low level WC and vanity hand wash basin, spotlights to the ceiling, and chrome style heated towel rail.

Outside, the front of the property is accessed via a pathway and has a gravelled fore garden. The rear of the property is accessed via a gate and has been paved for low maintenance, with a useful shed, outside tap and parking to rear.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Non standard (Wimpey no fines)

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Cannock Chase District Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.cannockchasedc.gov.uk

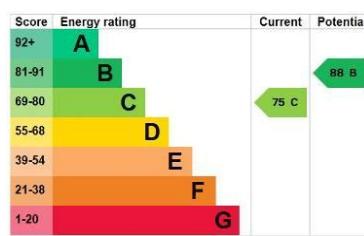
Our Ref: JGA/29042025

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