



Webbs  
Exclusive Homes

Durham Drive, Rugeley, WS15 1LD  
Offers In The Region Of £220,000



**\*\* SOUGHT AFTER LOCATION \*\* WALKING DISTANCE TO CANNOCK CHASE \*\* WELL PRESENTED EXECUTIVE DETACHED FAMILY HOME \*\* INTERNAL VIEWING ADVISED \*\*** Webb's Estate Agents have pleasure in offering this extended detached family, situated in popular location, being close to all local amenities, shops, schools and Cannock Chase. Briefly comprising: porch, through hallway, lounge, dining room, breakfast kitchen, utility room, guest WC, five bedrooms and family bathroom. Externally there is landscape gardens, driveway and garage.



#### **DRAFT DETAILS**

\* Awaiting vendor approval \*

#### **Porch**

#### **Though Hallway**

Via double glazed entrance door, stairs to first floor and doors to;

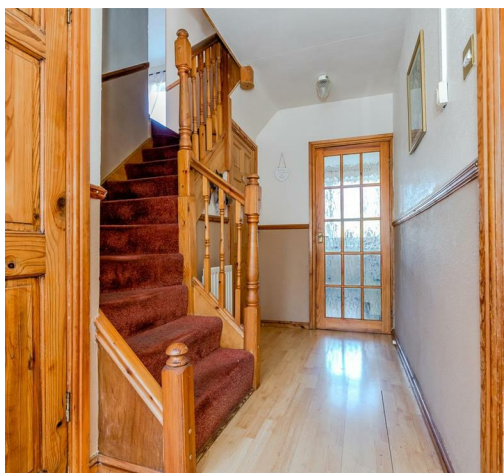
#### **Guest WC**

Having wall mounted radiator, low level WC and pedestal sink.

#### **Lounge**

12'0" x 11'8"

Having double glazed window to front elevation, wall mounted radiator, feature fireplace and doors to dining room.



#### **Dining Room**

10'7" x 8'5"

Having wall mounted radiator, double glazed patio doors to conservatory and door to kitchen.

#### **Conservatory**

11'1" x 8'0"

Having double glazed windows and doors to garden, power, lighting and wall mounted radiator.

#### **Breakfast Kitchen**

17'8" x 9'3"

Having double glazed window, wall mounted

radiator, comprising a range of; wall, base and drawer units, work surface over, inset single drainer sink, integral oven, gas hob with extractor over, ample appliance space and door to utility room.

#### **Utility Room**

11'3" x 6'2"

Having double glazed window and door to garden, wall mounted radiator, comprising: wall, base units, work surface over, inset single drainer sink and ample appliance space.

#### **Landing**

Having doors to;

#### **Master Bedroom**

11'8" x 9'10"

Having double glazed window to the front elevation, wall mounted radiator and built in wardrobes.

#### **Bedroom Two**

10'7" x 8'11"

Having double glazed window to the rear elevation and wall mounted radiator.

#### **Bedroom Three**

12'2" x 7'10"

Having double glazed windows to front and side elevation and wall mounted radiator.

#### **Bedroom Four**

8'9" x 8'9"

Having dith double glazed window to the rear elevation and wall mounted radiator.

#### **Bedroom Five**

11'6" x 7'10"

Having double glazed window to the rear elevation and wall mounted radiator.

#### **Bathroom**

Having double glazed window to front elevation, wall mounted radiator, comprising: paneled bath, shower cubicle, pedestal sink, low level WC and airing cupboard.

#### **Garage**

Having up and over door, power and lighing.

#### **Garden**

Mainly laid to lawn, paved patio area, decking seating areas, wooden shed, being fully enclosed with gated access.

#### **SALES DETAILS**

Viewing - Strictly by prior appointment through WEBBS ESTATE AGENTS. General Information: Whilst every care has been taken in the preparation of these particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible,



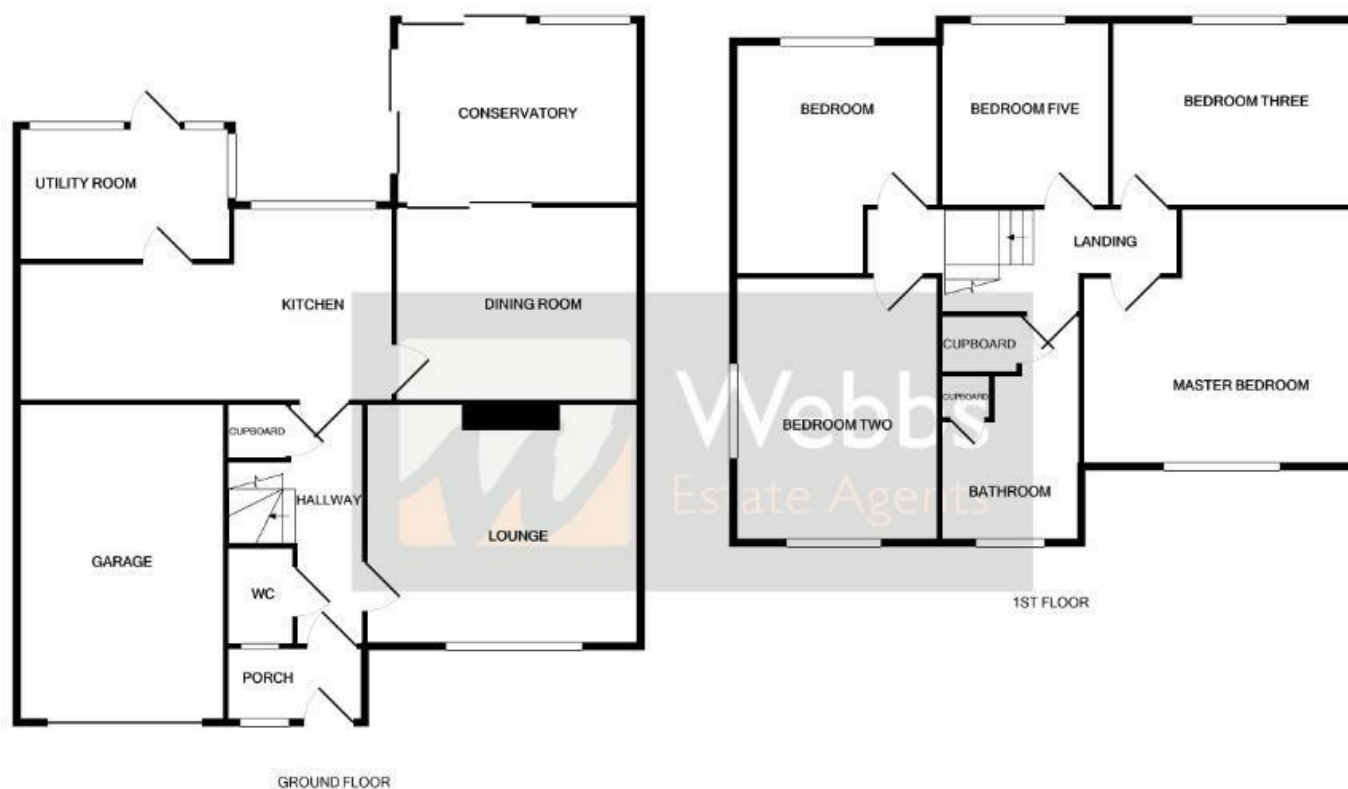


however slight discrepancies may inadvertently occur. Purchasers are advised to check all measurements critical to their requirements.

#### FREE VALUATIONS

CALL 01543 468846 FREE VALUATIONS NO SALE NO FEE





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>48</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).



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