



Hereford Way,

Rugeley, Staffordshire, WS15 1GP

Offers In The Region Of £325,000



This FOUR bed EXECUTIVE DETACHED Family Home really will tick all your boxes!!! Briefly comprising of a Large LOUNGE with Bay Windows, a separate DINING ROOM, a FANTASTIC KITCHEN with BREAKFAST area. The MASTER BEDROOM has a range of fitted wardrobes and a DRESSING area. There is a GREAT SIZED FAMILY BATHROOM, and TWO En-Suite Shower Rooms!!! Situated on a CORNER PLOT there is a front and side Lawn, an Drive, an INTEGRAL GARAGE and a LARGE REAR GARDEN!!! Call GOODCHILDS to arrange your VIEWING!!!

In Brief

On The Ground Floor

The Hallway has the guest WC and leads to the lounge and Breakfast Kitchen, The Large Lounge has bay windows and french doors leading into the Dining room. The Large Breakfast Kitchen has a defined kitchen area and breakfast area with a door leading out to the rear garden and another door leading to the integral garage.

On The First Floor

The large master bedroom has bay windows and a separate dressing area with a variety of fitted wardrobes, and an en-suite shower room. Bedroom two also has an en-suite shower room. There are two more good sized bedrooms and a generous sized family bathroom.

Outside

Being on a corner plot there is a lawn to the front and side. There is also a drive to the front, and a large rear garden

Hallway

Guest WC

Lounge

16'9" x 11'3" (5.11m x 3.45m)



Dining Room

11'10" x 9'11" (3.62m x 3.03m)



Breakfast Kitchen

16'4" max x 12'9" max (5m max x 3.91m max)



Integral Garage

18'3" x 8'5" (5.57m x 2.58m)

First Floor Landing

Master Bedroom

18'8" max (including dressing area) x 13'3" (exclu (5.69m max (including dressing area) x 4.05m (exclu



En-Suite Shower Room



Bedroom Two

9'11" max x 9'11" max (3.04m max x 3.04m max)



En-Suite



Front Aspect & Drive



Rear Garden



Bedroom Three

12'7" x 8'1" (3.86m x 2.47m)



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Bedroom Four

9'1" x 8'3" (2.79m x 2.54m)

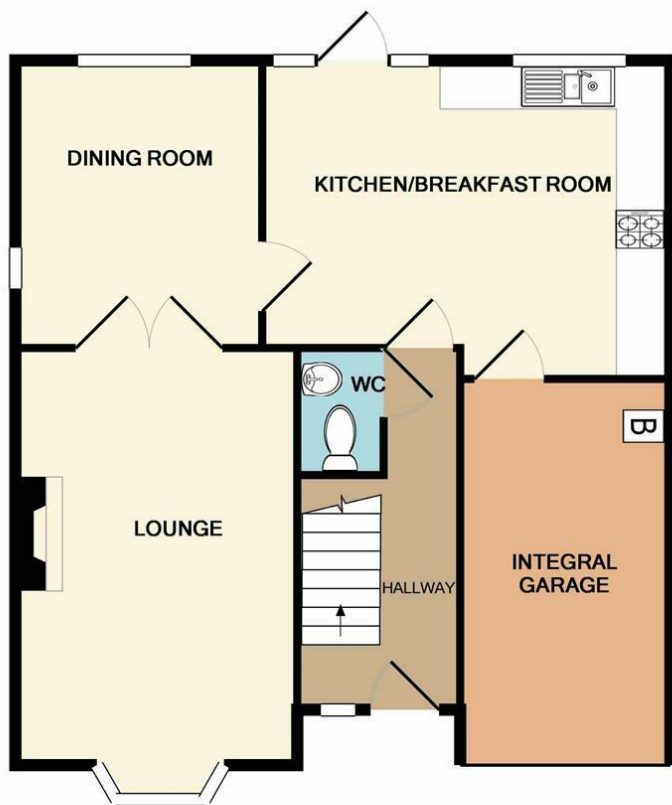


Family Bathroom

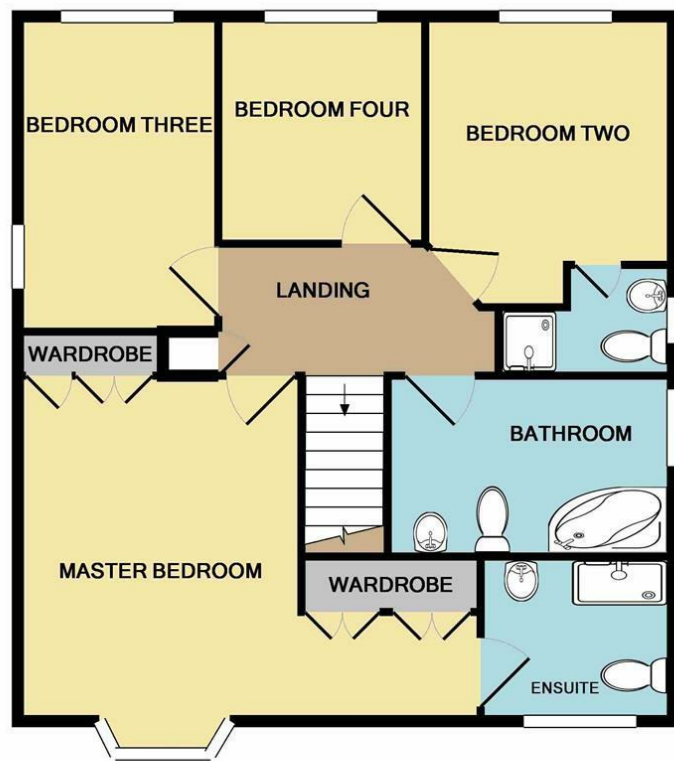
11'9" x 7'3" (3.60m x 2.22m)



Outside



GROUND FLOOR

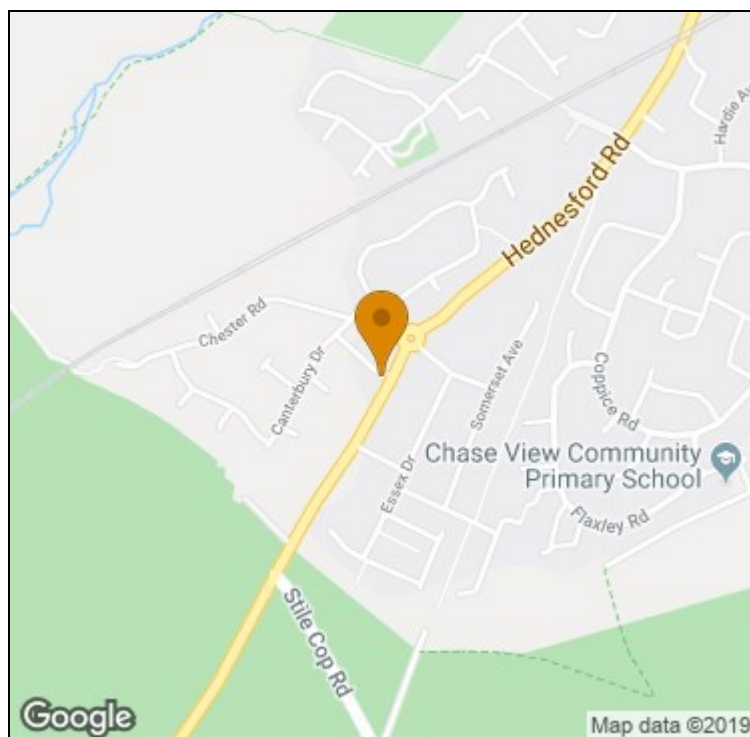


1ST FLOOR

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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