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Bracken Way, Rugeley, WS15 2NT

Offers Around
£185,000



Property Description

"Exceptional Presentation" and a "Kitchen You Could Only Dream Of". Words alone cannot do this truly wonderful home justice; internal inspection is highly recommended to truly appreciate and early action is strongly advised. Situated with great access to local amenities, schools, train station and the infamous Cannock Chase which is an area of outstanding natural beauty.

The property offers three bedrooms and a superb restyled family bathroom to the first floor, whilst the ground floor is complimented by an absolutely stunning open plan living space with contemporary kitchen and sitting room overlooking the landscaped rear garden, separate lounge via french doors, pleasant entrance hall and a detached garage with driveway providing off road parking.

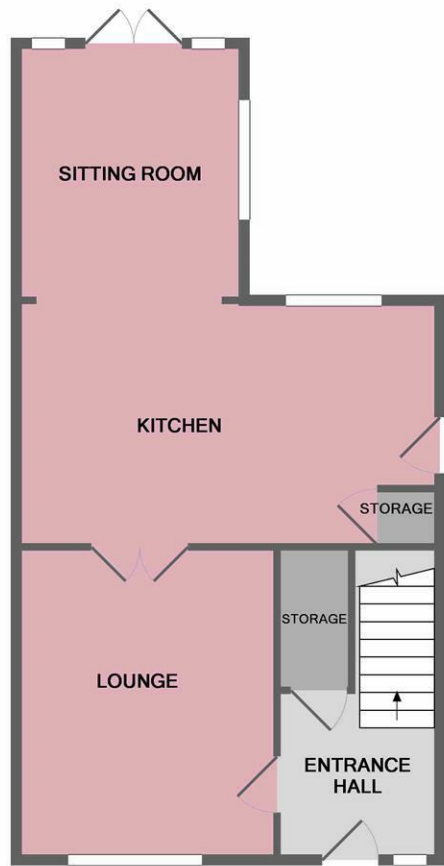
Accommodation

Entrance Hall	
Lounge	4m x 3.3m (13'1" x 10'9")
Stunning Kitchen	5.1m x 3.1m (16'8" x 10'2")
Sitting Room	3.4m x 2.6m (11'1" x 8'6")
First Floor Landing	
Bedroom One	3.6m x 3.1m (11'9" x 10'2")
Bedroom Two	3.6m x 2.8m (11'9" x 9'2")
Bedroom Three	2.6m x 2.3m (8'6" x 7'6")
Superb Bathroom	1.9m x 1.7m (6'2" x 5'6")
Outside Front	
Garage	
Landscaped Rear Garden	

Tenure: Freehold



Floor Plan: Bracken Way, Rugeley, WS15 2NT



GROUND FLOOR



1ST FLOOR

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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. Made with Metropix ©2019.

DB Roberts Stafford Branch
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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	<div>62</div>	84
(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		

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

