



## 40 Chester Road Rugeley, WS15 1GD

Discover your perfect home on the sought-after Birches Estate in Rugeley! This stunning one-bedroom maisonette offers modern living with a touch of elegance.

Step into a welcoming separate hallway with stairs leading to a bright landing. The spacious open-plan living, kitchen, and dining area is beautifully decorated and finished to an exceptional standard, perfect for relaxing or entertaining.

The large bedroom features a fitted wardrobe for ample storage, while the fantastic-sized bathroom includes a luxurious shower over the bath. Additional perks include two generous parking spaces at the rear, ensuring convenience for you and your guests.

Don't miss out—call Abode today on 01889 567777 to arrange your viewing!

**£109,950**

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- !! NO APPLICATION FEES !!
- FITTED WARDROBE TO BEDROOM
- MAISONETTE
- COUNCIL TAX BAND- A
- ONE DOUBLE BEDROOM
- LARGE BATHROOM WITH SHOWER OVER BATH
- EASY ACCESS TO LOCAL AMMENTIES
- OPEN PLAN LIVING
- TWO ALLOCATED PARKING SPACES
- EASY ACCESS TO MAIN ROADS



Directions

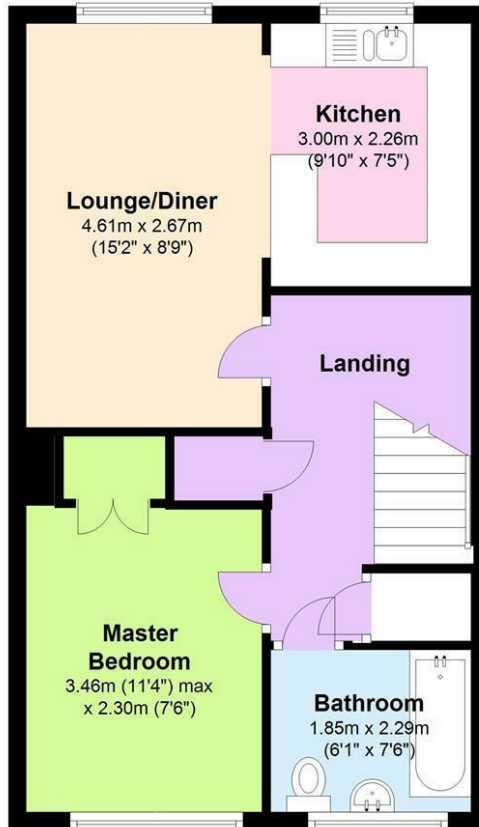




Floor Plan

**Ground Floor**

Approx. 42.7 sq. metres (459.7 sq. feet)



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxeter-Ashbourne  
Plan produced using PlanUp.

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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>                            |  | 70                      | 81        |
| (55-68) <b>D</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 |           |