





STAMP DUTY CONTRIBUTION OF £1,239 * subject to asking price offer!

Offered for sale with NO UPWARD CHAIN and situated within walking distance of Rugeley town centre, this well-presented two-bedroom end townhouse offers a fantastic opportunity for first-time buyers, small families, or investors.

The property benefits from gas central heating and double glazing throughout, ensuring a warm and energy-efficient home. The interior features a welcoming entrance hall, a convenient downstairs WC, and a spacious lounge diner, perfect for relaxing or entertaining. Upstairs, there are two well-proportioned bedrooms and a modern family bathroom.

Outside, the property boasts an enclosed rear garden, providing a private outdoor space, while allocated parking ensures convenience.

With its desirable location and excellent amenities nearby, this property is not to be missed!



Cloakroom/WC

Kitchen

10.6 x 6.3

Lounge Diner

14.8 x 12.9

Landing

Bedroom One

12.9 x 9

Bedroom Two

12.10 x 8

Bathroom

7.3 x 6.1

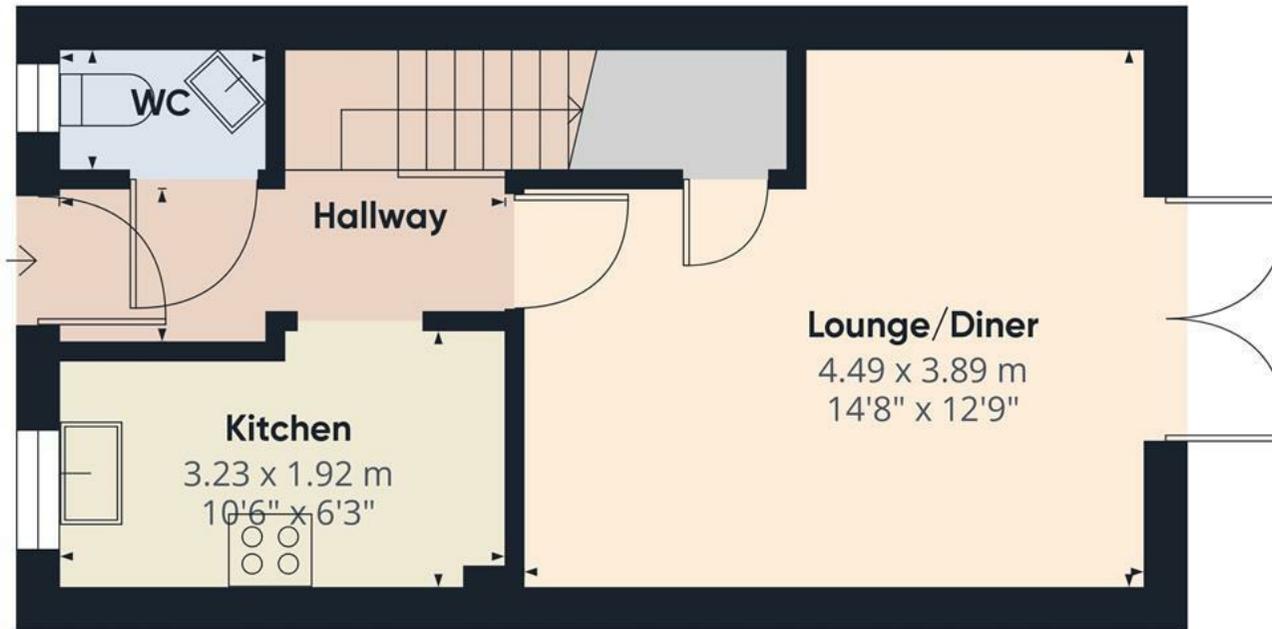










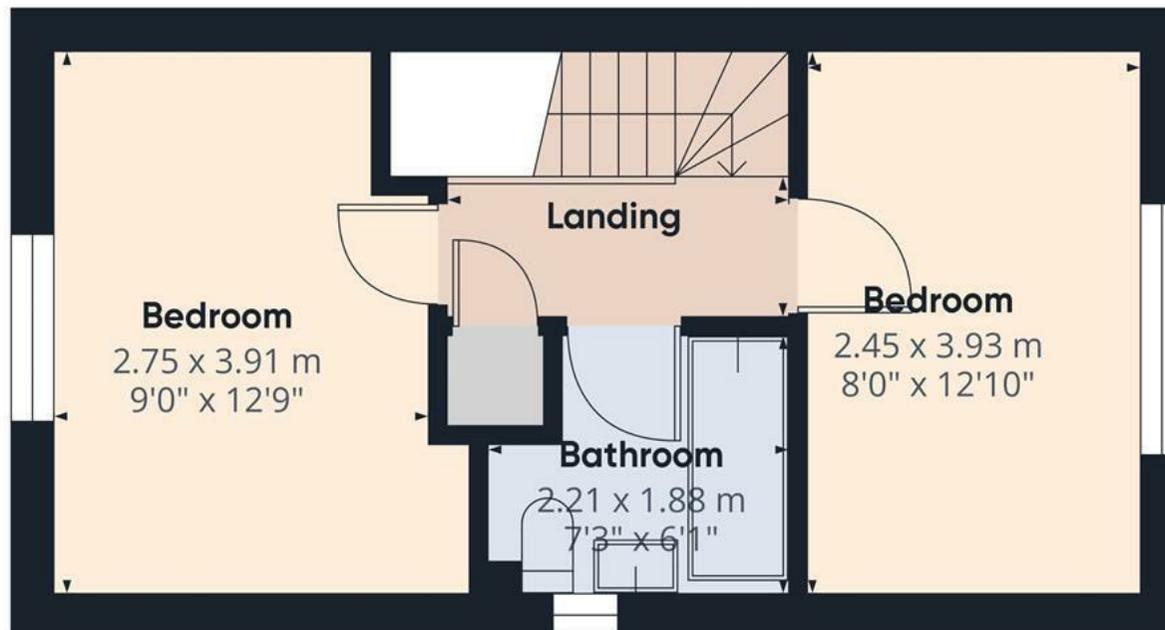


Floor 0

Approximate total area⁽¹⁾

56.65 m²

609.77 ft²



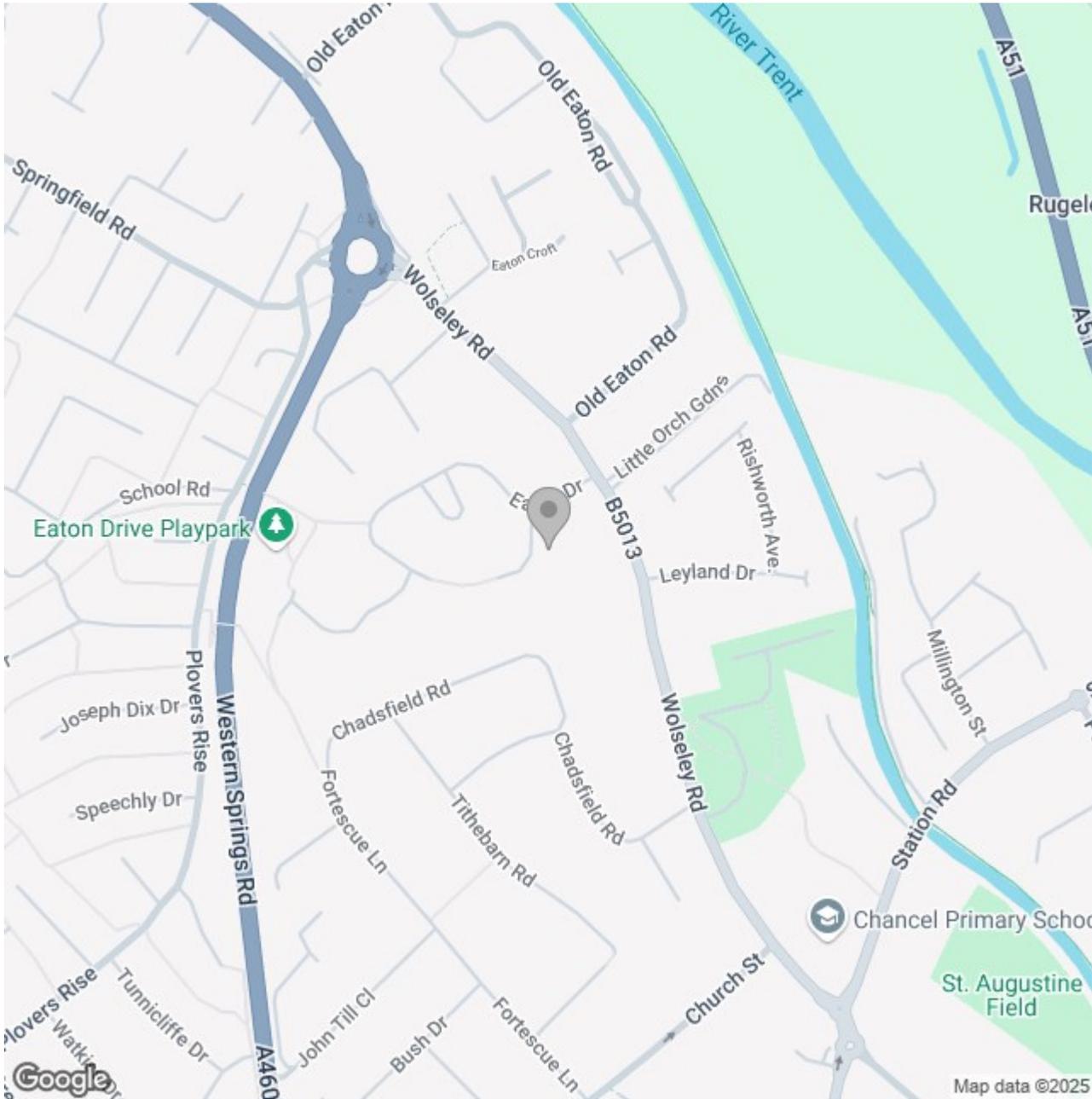
Floor 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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 