

Connells

Linford Close
Rugeley

Linford Close
Rugeley WS15 4EF

for sale
£318,500







Property Description

This beautifully presented detached family home offers modern living in a highly sought-after location, perfect for families or those looking to upsize. With no onward chain, the property is ready for a smooth and straightforward move.

The ground floor features a spacious and contemporary open-plan kitchen diner, ideal for both everyday living and entertaining. The bright and inviting lounge provides a comfortable space to relax, while the conservatory adds an extra versatile reception area overlooking the garden.

Upstairs, the property boasts three well-proportioned bedrooms, all tastefully decorated, along with a modern family bathroom.

Externally, the home benefits from both front and rear gardens, offering excellent outdoor space for children, pets, or summer gatherings. There is also ample off-road parking for several vehicles.

Situated in a great location, the property is close to local amenities, schools, and transport links, making it an excellent choice for convenient family living.

CLOSE TO LOCAL AMENITIES, SCHOOLS, SHOPS AND RESTAURANTS

ON THE DOORSTEP OF STAFFORDSHIRES BEAUTIFUL COUNTRYSIDE

LOCATED IN A PLEASANT CUL DE SAC JUST OFF THE UTTOXETER ROAD IN ARMITAGE

VERY MUCH SOUGHT AFTER LITTLE AREA

Kitchen
20' x 7' 7" (6.10m x 2.31m)

Wc

Utility
6' 10" x 5' 5" (2.08m x 1.65m)

Dining Area
12' 6" x 8' 4" (3.81m x 2.54m)

Lounge
15' 9" x 11' 2" (4.80m x 3.40m)

Conservatory
12' 10" x 7' 7" (3.91m x 2.31m)

Main Bedroom
9' 3" x 8' 4" (2.82m x 2.54m)

Bedroom Two
9' 8" x 8' 7" (2.95m x 2.62m)

Bedroom Three
6' 7" x 5' 8" (2.01m x 1.73m)

Bathroom
6' 10" x 6' (2.08m x 1.83m)

Driveway

Large Rear Garden

Agent's Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks







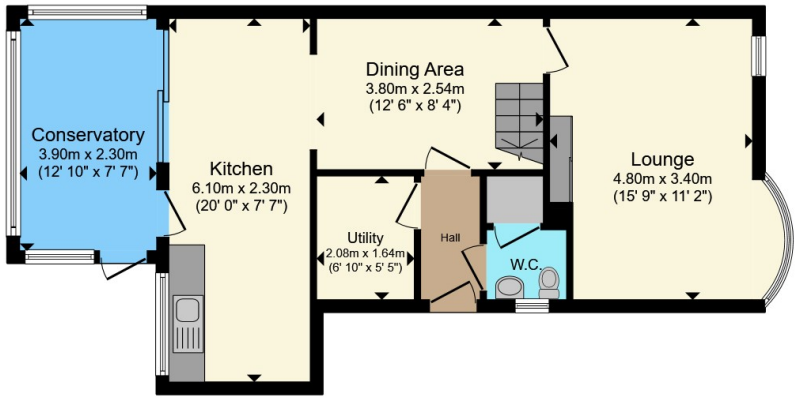




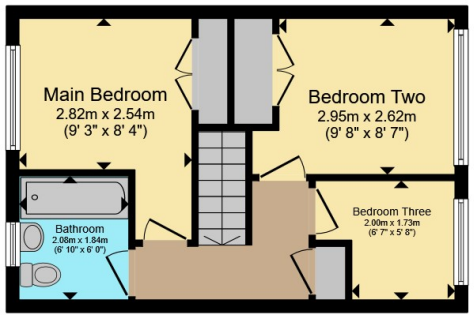








Ground Floor



First Floor

Total floor area 94.5 m² (1,017 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01543 262 376
E lichfield@connells.co.uk

11-13 Bore Street
LICHFIELD WS13 6LZ

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312147

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.