



Burnthill Lane,  
Rugeley, WS15 2HX

**Offers in the Region Of £220,000**



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Welcome to Burnthill Lane, a lovely family home situated in the heart of Rugeley and being considerably improved by its current owners.

Internally this wonderful property features an inviting entrance hall, spacious lounge diner, recently refitted kitchen finished to a high spec and completing the ground floor is the guest W/C also recently decorated.

Stairs lead to the first floor where you have a gallery landing, three generous bedrooms with the master having a walk in wardrobe and also a large family bathroom.

Outside is a fantastic rear garden perfect for any growing family and also lending itself for further extension. To the fore is a multi vehicle driveway providing plenty of off road parking.

Nearby amenities include a handful of shops, easily accessible transport links to major cities and also primary and secondary schools within walking distance.

Early viewing is advised for this outstanding property!!!









## Property Specification

SOUGHT AFTER LOCATION  
THREE GENEROUS BEDROOMS  
SPACIOUS THROUGHOUT  
CLOSE TO SCHOOLS, SHOPS AND TRANSPORT LINKS  
STUNNING KITCHEN

### Hall

Living Room 5.64m (18'6") x 3.16m (10'4")

Kitchen 5.64m (18'6") x 3.63m (11'11")

### WC

### Landing

Bedroom 1 3.42m (11'3") x 3.33m (10'11")

Bedroom 2 3.54m (11'7") x 3.05m (10')

Bedroom 3 3.34m (11') max x 2.06m (6'9") plus  
4.27m (14') x 4.27m (14')

Bathroom 2.91m (9'7") x 2.50m (8'2")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

