



Buds Road,  
Rugeley, WS15 4NB

Offers in the Region Of £450,000

## Offers in the Region Of £450,000



\*INDIVIDUALLY DESIGNED BUNGALOW\*

\*NO CHAIN\*

Welcome to 'Beaudell' a cherished detached bungalow with just one owner from new! This wonderful home is situated on the sought after Buds Road, surrounded by greenery and nicely set back from the road.

Internally you have a welcoming porch, inviting entrance hall, two generous, versatile bedrooms, a kitchen with pantry, charming reception room and a lovely sun room to enjoy your surroundings.

Outside is an absolutely stunning, mature rear garden filled to the brim with potential and perfect for any keen gardener. To the fore is a sweeping multi vehicle driveway and also a single garage. The opportunity to transform, reconfigure or simply renovate is truly endless and you have to view to fully appreciate!

Nearby amenities include a handful of shops, easily accessible transport links and also highly regarded local schools.

You are on the 'edge of nature' with lovely country walks, pubs and Castle Ring a well recognised area of outstanding natural beauty.









## Property Specification

HIGHLY SOUGHT AFTER LOCATION  
INDIVIDUALLY DESIGNED BUNGALOW  
TWO BEDROOMS  
BAGS OF POTENTIAL

Porch

Hallway

Living Room 5.53m (18'2") x 3.83m (12'7")

Sun Room

Kitchen 3.43m (11'3") max x 3.27m (10'9")

Bedroom 1 4.27m (14') x 3.03m (9'11")

Bedroom 2 3.44m (11'3") x 3.44m (11'3")

Shower Room

Pantry 1.85m (6'1") x 1.38m (4'6")

Garage

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:

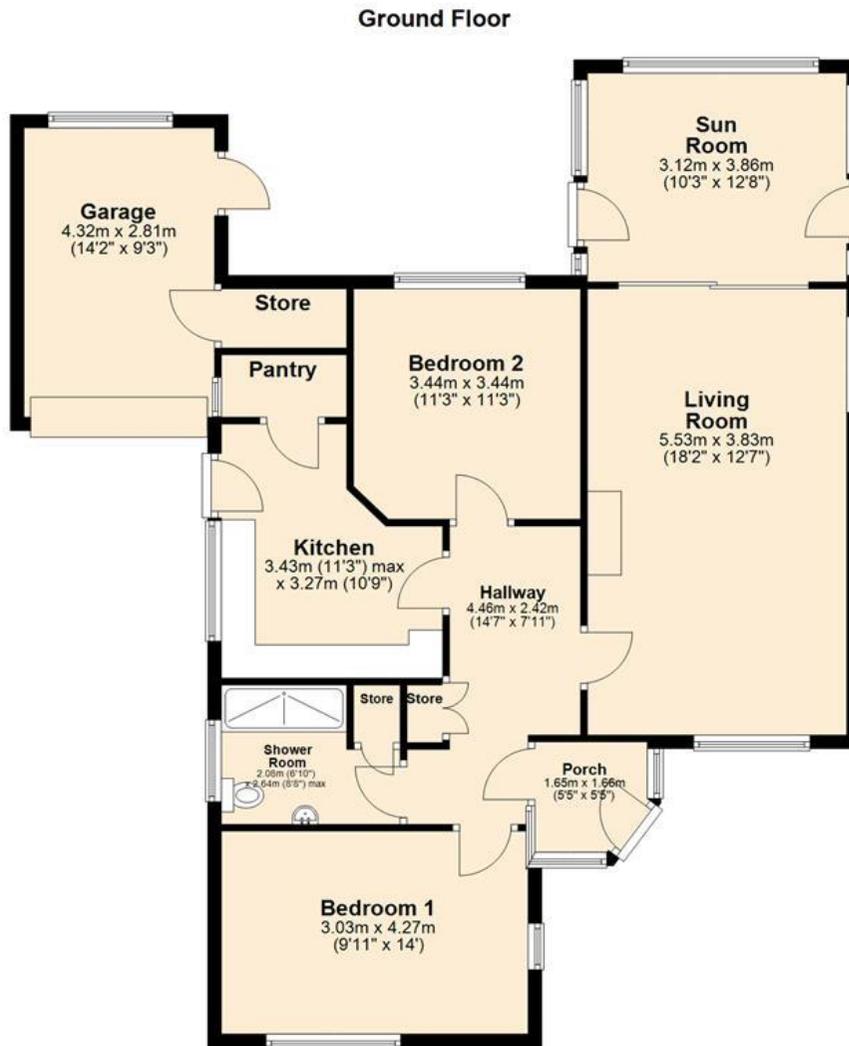
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: D  
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

