



Sheep Fair,
Rugeley, WS15 2AT

Offers in the Region Of £330,000

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DETACHED LUXURY BUNGALOW

Welcome to Sheep Fair, an exceptional detached bungalow situated on a quaint gated development in the heart of Rugeley with all amenities accessible.

Internally this wonderful home has been lovingly maintained and has been fully decorated throughout with a host of high end features really making it stand out from the crowd. Stepping into the bungalow you have a welcoming entrance hallway, two generous bedrooms, a large extended living and dining space, conservatory, highly specified kitchen and a modern shower room.

Extras include: new carpets throughout, Bosch integrated appliances and granite work surfaces in the kitchen as well as the lovely extended dining area perfect for entertaining guests.

Outside the low maintenance garden is filled with a wealth of natural light and remains easy to upkeep with useful side access and plenty of storage space. To the fore is allocated parking and this can be extended further for those with more vehicles.

Rugeley town centre has so many amenities including doctors surgery, shops and a train station with access to all major cities.

Lichfield City Centre is also a short drive away and is a charming historic city with plenty to do.

CALL NOW TO VIEW!!!







Property Specification

HIGHLY SOUGHT AFTER LOCATION
GATED DEVELOPMENT
TWO BEDROOMS
EXTENDED LIVING & DINING SPACE
HIGH SPEC KITCHEN

Hallway

Lounge Diner 20' 6" x 12' 0" (6.25m x 3.66m)

Kitchen 6' 3" x 10' 4" (1.91m x 3.15m)

Conservatory 10' 4" x 7' 4" (3.14m x 2.24m)

Bedroom One 9' 7" x 12' 0" (2.91m x 3.66m)

Bedroom Two 7' 4" x 8' 6" (2.24m x 2.60m)

Shower Room 5' 6" x 6' 9" (1.68m x 2.06m)

Viewer's Note:

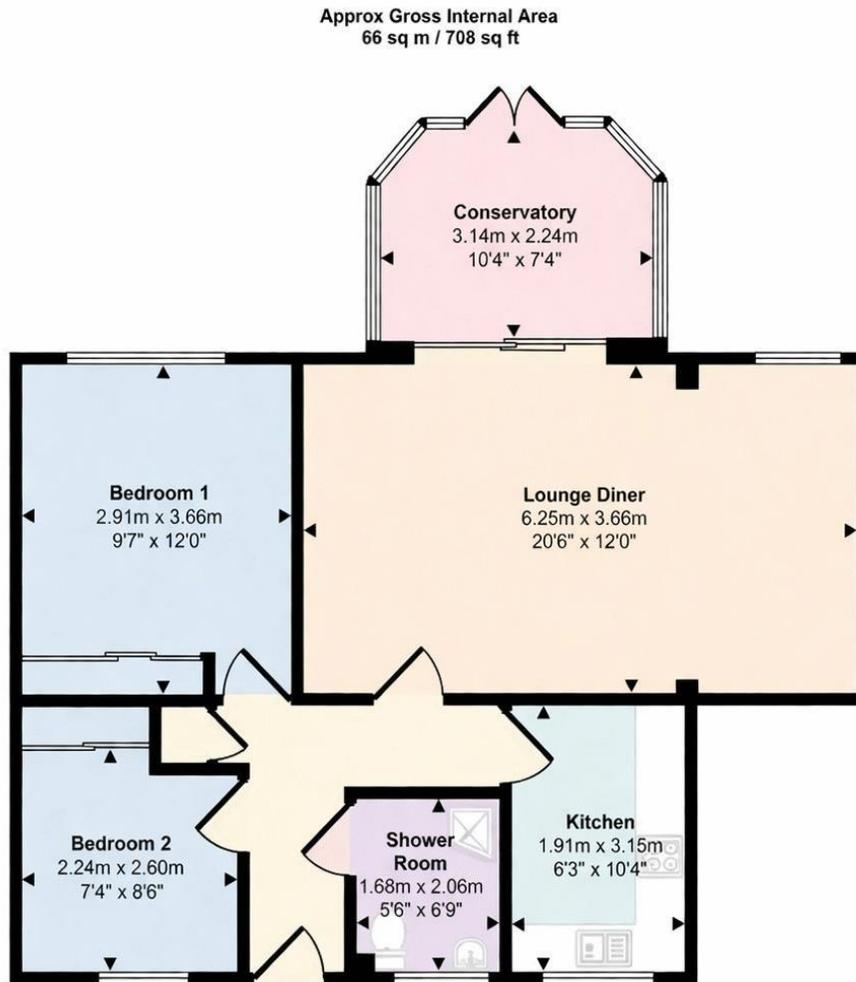
Services connected: Gas, Electric, Water, Drainage
Council tax band: C
Tenure: Freehold

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.

Floor Plan

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



Floorplan

Energy Efficiency Rating

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

Map Location

