



£175,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

## Rugeley

Eaton Drive  
Rugeley Staffordshire



***This well presented detached coach house has a ground floor entrance hall, utility and a garage, while the first floor is host to the spacious lounge diner and smart kitchen, two double bedrooms and a smart bathroom.***

Externally there is a driveway providing off road parking and a pleasant rear garden with a lawn and decking. Located on this popular modern development with superb amenities in Rugeley town centre, popular schooling and on the door step to renowned area of outstanding natural beauty known as Cannock Chase. With vacant possession and no upward chain, book your viewing now!

- Modern Detached Coach House
- Ideal First-Time Buyer Home
- Two Bedrooms & Contemporary Bathroom
- Generous Living Room & Smart Kitchen
- Utility & Integral Garage With A Driveway
- Rear Garden With Lawn & Decking

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk



## Entrance Hall

Inviting entrance hall with tiled flooring, a radiator, internal door to ground floor utility, and stairs to the first floor.

## Ground Floor Utility 9' 6" x 6' 6" (2.90m x 1.99m)

Fitted with base units & work surfaces incorporating a sink unit, space(s) for appliance(s), radiator, tiled flooring, double glazed windows to side & rear elevations, and internal door to the Garage.

## First Floor Landing

With loft access hatch, a radiator, door to a walk-in generous storage cupboard, double glazed window to side, and internal door(s) to;

## Lounge/Diner 19' 3" x 10' 6" (5.88m x 3.20m)

With two radiators, double glazed windows to both front & rear elevations, and open-plan archway to the Kitchen.



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## **Smart Kitchen** 8' 2" x 6' 4" (2.50m x 1.94m)

Fitted base & eye-level units, work surfaces incorporating a sink unit with a chrome mixer tap, fitted oven & hob, tiled splashbacks, space for a dishwasher or washing machine, ceiling spotlights, vinyl flooring, and a radiator.



## **Bedroom One** 9' 8" x 9' 4" (2.94m x 2.84m)

With doors to built-in wardrobes, a radiator, and double glazed window to front elevation.

## **Bedroom Two** 9' 4" x 7' 10" (2.84m x 2.39m)

With a radiator, and a double glazed window to the front elevation.

## **Bathroom** 7' 2" x 6' 4" (2.18m x 1.92m)

A smart bathroom comprising of a white suite with a panelled bath, a pedestal wash hand basin with a chrome mixer tap, low-level flush WC, tiled flooring, radiator, part-tiled walls, and double glazed window to rear elevation.



## **Outside Front**

There is a block paved driveway providing ample off-road parking, a small lawn area & fence with a paved pathway giving side access to the rear access gate to the back garden. From the driveway, there is also access to the Garage.

## **Garage** 19' 5" x 7' 9" (5.91m x 2.37m)

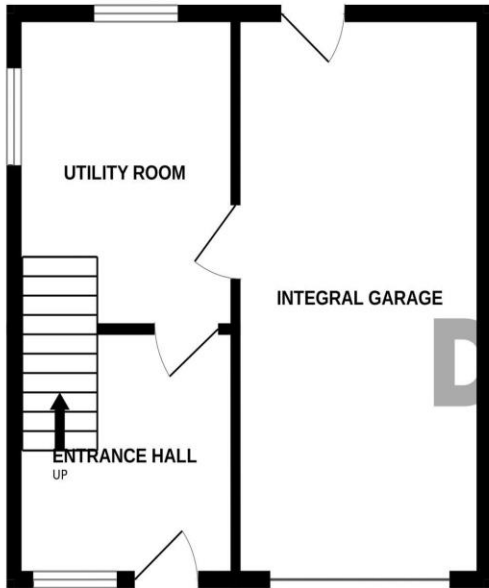
Having an up and over door to front, internal door to utility, and a door to the rear garden.

## **Outside Rear**

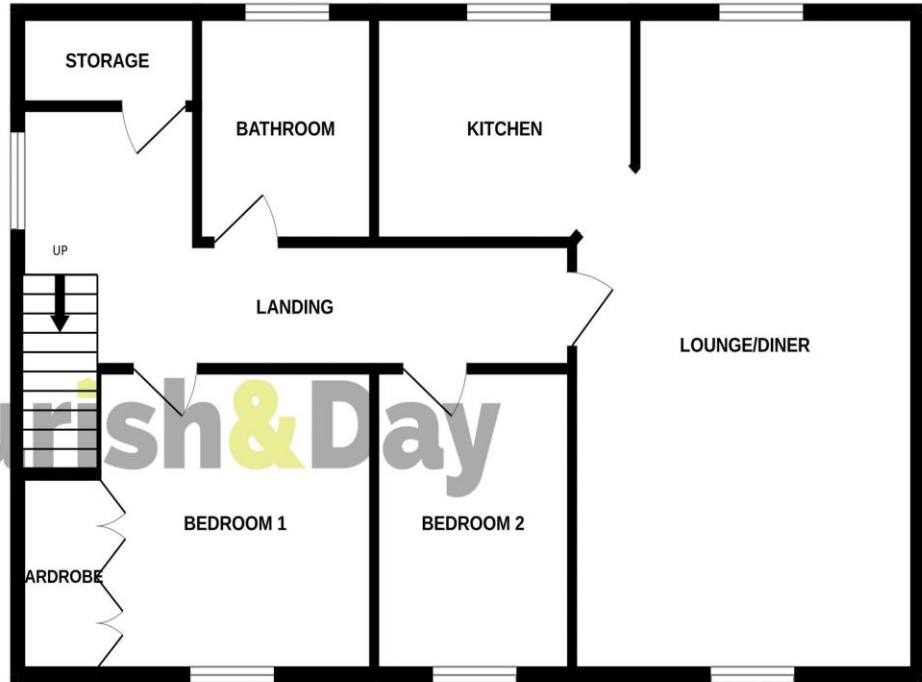
With a paved patio and a further timber decked seating area, majority laid to lawn, flowerbeds, plants & shrubs, enclosed by panelled fencing.



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

TBC

England, Scotland & Wales



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