



**Sycamore Crescent, Brereton, Rugeley. WS15 1HQ**

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## Sycamore Crescent, Brereton, Rugeley

Guide Price of £155,000 FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS

www.barnardmarcusauctions.co.uk TUESDAY 28th JULY 2026 at 9:30am. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.



Total floor area: 115.3 m<sup>2</sup> (1,241 sq. ft.) approx.  
This floor plan is for illustration 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 inspections. Powered by www.proptips.co.uk

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Access to the property is gained via a block paved driveway leading to the garage and also to:

**Entrance Door:**

Leading into:

**Entrance Hall:**

With window to the front elevation; stairs to the first floor accommodation; doors off to

**Lounge:**

12' 3" max x 12' 2" max into alcove ( 3.73m max x 3.71m max into alcove )

With bow window; feature fireplace; alcove wall lights.

**Dining Room:**

10' 10" max into alcove x 10' 7" ( 3.30m max into alcove x 3.23m )

With feature fireplace; sliding doors leading into:

**Conservatory:**

With tiled flooring; perspex roof; door leading out to the garden.

**Kitchen:**

10' 7" max x 7' 2" max ( 3.23m max x 2.18m max )

A fitted kitchen comprising stainless steel sink and drainer; wall and base units; work surfaces; integrated double oven; gas hob with cooker hood over; walk in pantry cupboard; door leading into:

**Porch:**

13' 11" x 6' ( 4.24m x 1.83m )

With tap; wood panelling to walls; door leading out to the garden.

**Stairs From Hallway:**

Leading to:

**Bedroom One:**

12' 2" max x 10' 4" ( 3.71m max x 3.15m )

With wood louvred door fitted wardrobes with dressing table; window.

**Bedroom Two:**

Having mirror sliding door wardrobes; window.

**Bedroom Three:**

9' 3" max x 7' 11" ( 2.82m max x 2.41m )

With storage cupboard; window.

**Shower Room:**

Having enclosed shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level wc; heated towel rail; window; complementary tiling.

**Garage:**

23' 11" x 9' 1" ( 7.29m x 2.77m )

With double timber doors; two windows.

**Gardens:**

Larger than average sized garden with lawned areas, mature trees, an abundance of shrub plantings and hedge boundaries. Summerhouse and greenhouse.

**Please Note:**

Photographs may have been taken using a wide angle lens.

AUCTION DATE: TUESDAY 28th JULY 2026

BIDDER REGISTRATION: BY 2pm MONDAY 27th JULY 2026

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions

**Conditions Of Sale:**

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

**Health & Safety Advice:**

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

**Guide And Reserve Prices:**

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Note:**

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,800 (including vat) payable on the fall of the hammer. Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.



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## Sycamore Crescent, Brereton, Rugeley

- FOR SALE BY AUCTION Semi Detached
- Would Benefit from Modernisation/Updating
- Three Bedrooms. Shower Room
- Lounge. Dining Room. Conservatory. Kitchen
- Good Sized Garden. Driveway. Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£155,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR110284 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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