East Butts Road | Etching Hill, Rugeley | WS15 2LU

Offers In The Region Of £570,000

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Summary

** DETACHED FAMILY HOME ** SOUGHT AFTER LOCATION ** ON THE DOORSTEP OF CANNOCK CHASE ** FOUR BEDROOMS ** TWO RECEPTION ROOMS ** MODERN FITTED KITCHEN DINER ** UTILITY ROOM ** LARGE DRIVEWAY ** GARAGE ** PRIVATE REAR GARDEN ** VIEWING ESSENTIAL ** NO CHAIN **

East Butts Road occupies a prime position within the ever-popular Etchinghill area of Rugeley, one of the town's most sought-after residential locations. The property is perfectly placed on the doorstep of Cannock Chase, an Area of Outstanding Natural Beauty renowned for its scenic walking trails, cycling routes and outdoor pursuits.

The accommodation briefly comprises a welcoming entrance hallway, two well-proportioned reception rooms providing flexible living and entertaining space, a contemporary fitted kitchen diner forming the heart of the home, a separate utility room and a convenient guest WC.

To the first floor, a striking half-galleried landing leads to four generous bedrooms, including an impressive principal bedroom benefitting from its own en-suite shower room, together with a

Key Features

- DETACHED FAMILY HOME
- VERSITILE AND SPACIOUS ACCOMMODATION THROUGHOUT
- TWO RECEPTION ROOMS
- UTILITY ROOM
- PRIVATE REAR GARDEN
- ON THE DOORSTEP OF CANNOCK CHASE
- FOUR BEDROOMS
- KITCHEN DINER
- GARAGE
- VIEWING ESSENTIAL

Rooms and Dimensions

Hallway

Living Room
21'3" x 12'9" (6.49 x 3.90)

Sitting Room
12'10" x 10'0" (3.93 x 3.06)

Kitchen
14'8" x 11'10" (4.48 x 3.62)

Utiliy Room
5'4" x 7'9" (1.64 x 2.38)

WC
2'6" x 6'8" (0.78 x 2.04)

Garage
18'2" x 8'2" (5.54 x 2.50)

Landing

Bedroom 1
17'10" x 12'11" (5.46 x 3.95)

Ensuite
5'10" x 7'5" (1.79 x 2.28)

Bedroom 2
14'8" x 11'10" (4.49 x 3.62)

Bedroom 3
14'8" x 11'10" (4.49 x 3.62)

Bedroom 4
14'7" x 7'10" (4.47 x 2.39)

Bathroom
6'11" x 7'9" (2.12 x 2.37)

Identification Checks (R)

Agents Notes

Sale Ready

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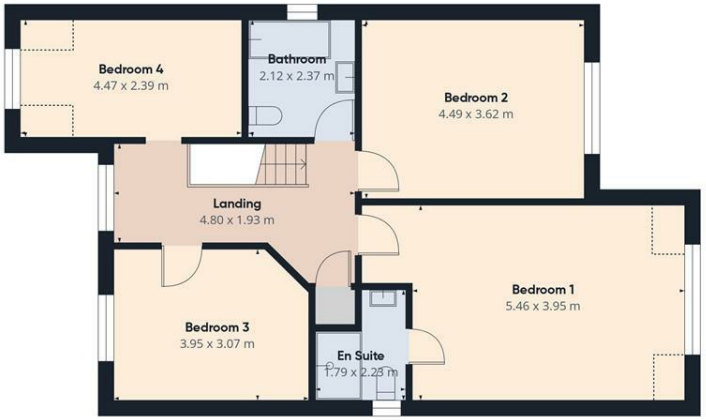
Ground Floor



Floor 1

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Approximate total area(1)

163.6 m²

Reduced headroom

3.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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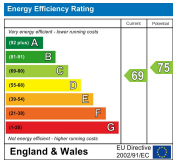

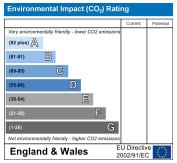

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