Avonlea Gardens | Rugeley | WS15 2SY

Asking Price £280,000

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Summary

** EXTENDED FAMILY HOME ** ** SOUGHT AFTER ETCHINGHILL AREA ** OPEN PLAN KITCHEN DINER ** IDEAL FOR FIRST TIME BUYERS ** THREE BEDROOMS ** LIVING ROOM ** UTILITY ROOM ** DOWNSTAIRS CLOAKROOM ** OFF ROAD PARKING ** CLOSE TO SCHOOLS & AMENITIES ** VIEWING ESSENTIAL **

An excellent opportunity to acquire this extended three bedroom semi-detached home, ideally suited to first-time buyers and situated within a popular residential area of Etchinghill.

The property offers well-proportioned and versatile accommodation throughout, with a particularly impressive open plan kitchen diner featuring a central island, providing an ideal space for both everyday family life and entertaining. The accommodation has also been thoughtfully extended to provide additional useful living space.

The Etchinghill location is another key attraction, being conveniently positioned close to a range of local amenities, well-regarded schools and useful transport links. The property is also within easy reach of Cannock Chase, offering an abundance of opportunities for walking, cycling and enjoying the great outdoors.

Key Features

- EXTENDED FAMILY HOME
- IDEAL FOR FIRST TIME BUYERS
- LIVING ROOM
- DOWNSTAIRS CLOAKROOM
- CLOSE TO SCHOOLS & AMENITIES
- OPEN PLAN KITCHEN DINER
- THREE BEDROOMS
- UTILITY ROOM
- OFF ROAD PARKING
- VIEWING ESSENTIAL

Rooms and Dimensions

Hallway

Living Room
11'6" x 16'3" (3.51 x 4.96)

Kitchen Diner
14'9" x 20'5" (4.52 x 6.23)

Utility Room
3'9" x 9'0" (1.15 x 2.75)

WC
3'9" x 6'1" (1.15 x 1.87)

Landing

Bedroom 1
8'3" x 13'3" (2.54 x 4.06)

Bedroom 2
8'3" x 11'2" (2.54 x 3.41)

Bedroom 3
6'0" x 6'6" (1.85 x 2.00)

Bathroom
6'0" x 6'2" (1.83 x 1.88)

Identification Checks (R)

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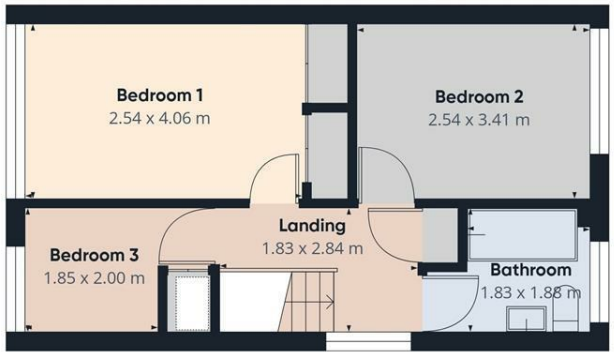
Ground Floor



Floor 1

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Approximate total area(1)

89.6 m²

(1) Excluding balconies and terraces

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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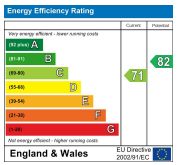

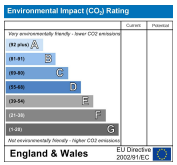

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