Waverley Gardens | Rugeley | WS15 2YE

Offers In The Region Of £400,000

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Summary

** VERSATILE FAMILY HOME ** FOUR BEDROOMS ** SOUGHT AFTER LOCATION ** CORNER PLOT ** TWO RECEPTION ROOMS ** ENSUITE ** KITCHEN ** CLOSE TO CANNOCK CHASE ** IDEAL FOR FAMILIES ** VIEWING ADVISED **

Occupying an enviable corner plot within the highly sought-after residential area of Etchinghill, this impressive detached family home offers spacious and flexible accommodation, ideal for modern family living. Beautifully presented throughout and enjoying stunning views towards Cannock Chase, the property combines generous living space with a fantastic location close to outstanding natural surroundings.

The versatile layout includes three well-proportioned reception rooms, providing excellent flexibility for growing families or those working from home. The principal lounge is complemented by a separate dining room, while a further reception room benefits from its own en-suite shower room, making it ideal as a fourth bedroom, guest suite, home office or children's playroom.

Key Features

- VERSTILE FAMILY HOME
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- KITCHEN
- IDEAL FOR FAMILIES
- FOUR BEDROOMS
- CORNER PLOT
- ENSUITE
- CLOSE TO CANNOCK CHASE
- VIEWING ADVISED

Rooms and Dimensions

Hallway

Living Room
12'4" x 16'4" (3.76 x 4.99)

Dining Room
10'11" x 10'9" (3.33 x 3.29)

Kitchen
16'11" x 10'3" (5.17 x 3.14)

Reception Room/ Bedroom Four
7'1" x 17'0" (2.16 x 5.20)

Ensuite
7'3" x 2'11" (2.22 x 0.90)

WC
4'0" x 3'10" (1.23 x 1.17)

Landing

Bedroom 1
10'6" x 13'6" (3.21 x 4.14)

Bedroom 2
10'6" x 11'2" (3.22 x 3.42)

Bedroom 3
6'4" x 9'6" (1.94 x 2.90)

Bathroom
9'5" x 14'4" (2.88 x 4.39)

IDENTIFICATION CHECKS - C

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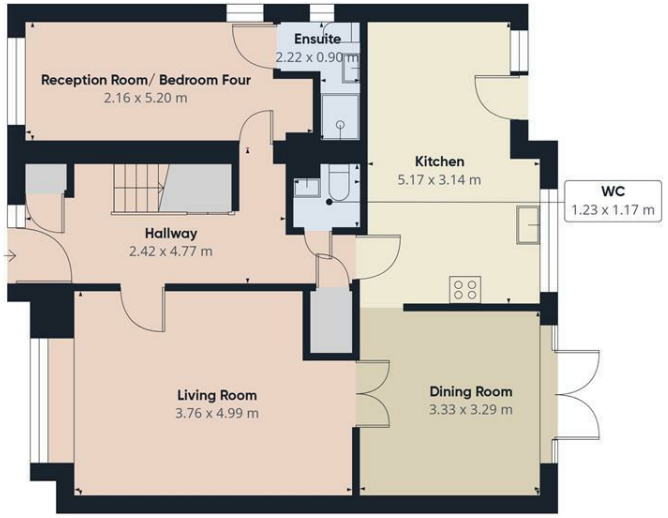
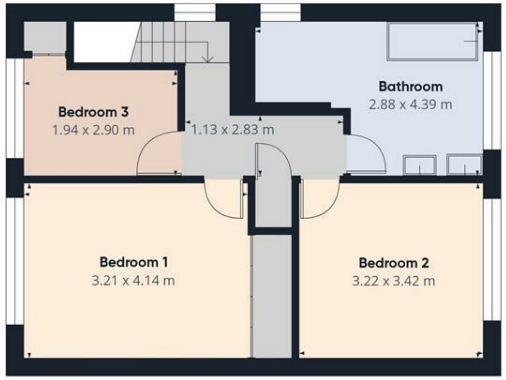


Ground Floor



Floor 1

Approximate total area(1)

120.6 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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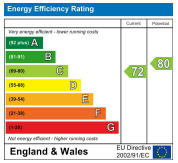

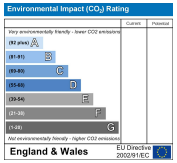

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