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**Waverley Gardens | Rugeley | WS15 2YE**  
Offers Over £500,000

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## Summary

\*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\* SOUGHT AFTER LOCATION \*\* EXTENDED OPEN PLAN KITCHEN LIVING AREA \*\* SECOND RECEPTION ROOM/ BEDROOM FOUR  
\*\* PRINCIPLE BEDROOM WITH ENSUITE \*\* LARGE LANDSCAPED REAR GARDEN \*\* FANTASTIC VIEWS \*\* GARAGE \*\* VIEWING ABSOLUTELY ESSENTIAL \*\*

WEBBS ESTATE AGENTS are proud to market this beautifully presented four bedroom detached family home, located in a sought after area of Etching hill on Waverley Gardens. Viewing of the property is absolutely essential, not only to appreciate the size and space on offer, but also the meticulous finish the current owners have achieved both inside and out. The property also boasts stunning countryside views from both the front and the rear aspect. Located close to amenities, schools, useful transport links and a short distance to Cannock Chase. The internal accommodation briefly comprises; entrance hallway, hallway, open plan kitchen/ living area, snug/ bedroom four with ensuite, garage, three double bedrooms, principle bedroom having ensuite and a family bathroom. The rear garden has been fully landscaped, having three tiers, outdoor kitchen and feature water feature. The property also boasts a block paved/ tarmac driveway and single garage.

## Key Features

- BEAUTIFULLY PRESENTED THROUGHOUT
- EXTENDED OPEN PLAN KITCHEN/ LIVING AREA
- PRINCIPLE BEDROOM WITH ENSUITE
- FANTASTIC VIEWS
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- SECOND RECEPTION ROOM/ BEDROOM FOUR
- LARGE LANDSCAPED REAR GARDEN
- GARAGE
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Entrance Hallway

### Hallway

### Open Plan Kitchen/ Living Area

15'3 x 18'6 (4.65m x 5.64m)

### Open Plan Kitchen/ Living Area

38'11 x 10'6 (11.86m x 3.20m)

### Snug/ Bedroom 4

14'5 x 9'10 (4.39m x 3.00m)

### Garage

13'3 x 10'8 (4.04m x 3.25m)

### Landing

### Bedroom 1

14'9 x 17'4 (4.50m x 5.28m)

### Ensuite

6'6 x 6'0 (1.98m x 1.83m)

### Bedroom 2

16'5 x 10'7 (5.00m x 3.23m)

### Bedroom 3

10'8 x 15'0 (3.25m x 4.57m)

### Bathroom

8'0 x 7'0 (2.44m x 2.13m)

### Rear Garden

## IDENTIFICATION CHECKS (R)







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs		Current	Very environmentally friendly - lower CO <sub>2</sub> emissions		Current
Band A	Band B	Band C	Band A	Band B	Band C
Band D	Band E	Band F	Band D	Band E	Band F
Band G	Band H	Band I	Band G	Band H	Band I
<small>Very energy efficient - lower running costs</small>					
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>					
<small>EU Directive 2002/91/EC</small>					
<b>England &amp; Wales</b>					