


## Chase Side Drive | Rugeley | WS15 2FL

£325,000

Webbs
estate agents

## Summary

** POPULAR LOCATION ** THREE BEDROOMS ** ENSUITE ** TWO RECEPTION ROOMS ** KITCHEN ** DOWNSTAIRS WC ** CLOSE TO AMENITIES ** WITHIN WALKING DISTANCE TO CANNOCK CHASE ** IDEAL FOR FAMILIES ** VIEWING ADVISED **

Situated within one of Rugeley's most popular residential areas, this attractive three-bedroom detached family home offers spacious and versatile accommodation, making it an excellent choice for growing families, professional couples, or those looking to downsize without compromising on space.

Ideally positioned, the property enjoys easy access to a wide range of local amenities including supermarkets, independent shops, cafés and healthcare facilities. Families will appreciate the excellent selection of nearby primary and secondary schools, whilst commuters benefit from convenient transport links, with Rugeley Town and Rugeley Trent Valley railway stations providing direct services to Birmingham, Stafford and beyond. The nearby A51, A460 and M6 Toll also offer excellent road connections.

Nature lovers and outdoor enthusiasts will particularly appreciate the property's close proximity to the outstanding Cannock Chase Area of Outstanding Natural Beauty, just a short walk away. Renowned for its beautiful woodland, scenic walking and cycling trails, visitor centres and wildlife, Cannock Chase provides the perfect setting for outdoor recreation all year round.

## Key Features

- POPULAR LOCATION
- ENSUITE
- KITCHEN
- CLOSE TO AMENITIES
- IDEAL FOR FAMILIES
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- WITHIN WALKING DISTANCE TO CANNOCK CHASE
- VIEWING ADVISED

## Rooms and Dimensions

**Hallway**

**Living Room**
15'11" x 10'11" (4.87 x 3.33)

**Dining Room**
8'5" x 10'10" (2.59 x 3.31)

**Kitchen**
8'6" x 8'3" (2.60 x 2.52)

**Conservatory**
10'7" x 9'10" (3.24 x 3.02)

**WC**
2'9" x 5'2" (0.84 x 1.58)

**Landing**

**Bedroom 1**
12'7" x 11'1" (3.86 x 3.38)

**En Suite**
5'3" x 4'10" (1.62 x 1.48)

**Bedroom 2**
9'11" x 9'2" (3.03 x 2.81)

**Bedroom 3**
7'6" x 8'4" (2.29 x 2.56)

**Bathroom**
8'6" x 5'1" (2.60 x 1.55)

**Identification Checks (R)**










Webbs
Helping people move since 1994




Webbs
Helping people move since 1994


Webbs
Helping people move since 1994




Webbs
Helping people move since 1994




Webbs estate agents

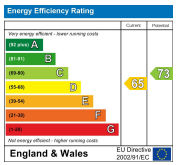
**Approximate total area**(1)

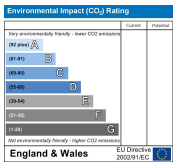
97.4 m²

(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.

GIRAFFE360




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.

Globe House Upper Brook Street, Rugeley, Staffordshire, WS15 2DN
Tel: 01889 583377 | Email: rugeley@webbsea.co.uk | www.webbestateagents.co.uk

Webbs estate agents