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

## Offers In The Region Of £585,000

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## Summary

** MOTIVATED SELLER ** FOUND THEIR ONWARD PURCHASE ** DETACHED FAMILY HOME ** SOUGHT AFTER LOCATION ** ON THE DOORSTEP OF CANNOCK CHASE ** FOUR/FIVE BEDROOMS ** TWO RECEPTION ROOMS ** MODERN FITTED KITCHEN DINER ** UTILITY ROOM ** LARGE DRIVEWAY ** GARAGE ** PRIVATE REAR GARDEN ** VIEWING ESSENTIAL **

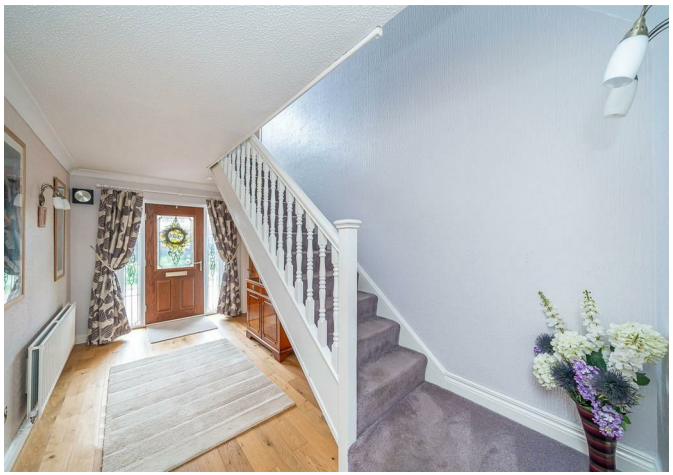
WEBBS ESTATE AGENTS have pleasure in offering this deceptively spacious and immaculately presented four/five-bedroom detached family home is located on the ever-popular East Butts Road in the desirable area of Etching hill, Rugeley. Perfectly positioned close to local amenities, reputable schools and just a short distance from the beautiful open spaces of Cannock Chase, this stunning property offers both style and functionality for modern family living. Situated in a prime residential area, the property enjoys easy access to Rugeley town centre, well-regarded schools and excellent transport links, including Rugeley Town and Trent Valley railway stations, as well as convenient road access to the M6 and A51. The stunning Cannock Chase Area of Outstanding Natural Beauty is just a short distance away, offering exceptional opportunities for walking, cycling and family days out. Briefly comprising: Through Hallway, Spacious Lounge, Dining Room, Snug / Office, Stunning Breakfast Kitchen With Walk-In Pantry, Range Of Integrated Appliances, Utility Room, Downstairs Cloakroom, Gallery Landing, Four Double Bedrooms, Walk in Wardrobe/ Play Room, Ensuite & Spacious Family Bathroom, Stunning Landscaped Garden, Private Driveway, Garage Viewing is highly recommended to fully appreciate the size, layout, and quality of this wonderful home.

## Key Features

- SOUGHT AFTER LOCATION
- FOUR BEDROOMS
- TWO RECEPTION ROOMS & STUDY
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- DETACHED FAMILY HOME
- ENSUITE
- MODERN KITCHEN
- WALK IN PANTRY
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Identification Checks (R)



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**Approximate total area**(1)

1887 ft²

175 m²

**Reduced headroom**

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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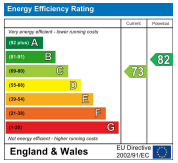


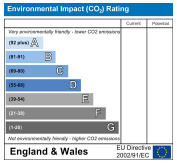


Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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