



Crestwood Rise | Etching Hill, Rugeley | WS15 2XZ

Open To Offers £280,000



Summary

**** POPULAR LOCATION ** WELL PRESENTED LINK DETACHED ** THREE BEDROOMS ** TWO GENEROUS RECEPTION ROOMS ** STUNNING CONSERVATORY ** CLOSE TO CANNOCK CHASE ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** VIEWING ADVISED ****

Webbs Estate Agents are pleased to offer for sale a well-presented and deceptively spacious link detached home, offering easy access to Cannock Chase, Rugeley Town Centre and Train Stations, excellent schools and amenities.

In brief consisting of side a entrance, modern kitchen that leads to the dining room, there is a spacious lounge at the front of the property, the conservatory which has a glass roof overlooks the mature side and rear garden.

To the first floor there are three bedrooms and a shower room, externally the property has ample off-road parking via driveway and garage, EARLY VIEWING ADVISED TO FULLY APPRECIATE THE STANDARD AND LOCATION OF THE PROPERTY ON OFFER.

Key Features

- WELL PRESENTED LINK DETACHED
- SHOWER ROOM
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- SPACIOUS LOUNGE
- MODERN RE-FITTED KITCHEN
- THREE BEDROOMS
- CLOSE TO CANNOCK CHASE
- GLASS ROOF CONSERVATORY
- DINING ROOM
- VIEWING ADVISED

Rooms and Dimensions

ENTRANCE

MODERN KITCHEN

7'1" x 6'9" (2.17 x 2.07)

DINING ROOM

11'0" x 8'3" (3.37 x 2.53)

SPACIOUS LOUNGE

15'5" x 10'11" (4.72 x 3.35)

CONSERVATORY

15'11" x 8'4" (4.87 x 2.55)

LANDING

BEDROOM ONE

11'8" x 9'7" (3.58 x 2.93)

BEDROOM TWO

10'3" x 9'5" (3.14 x 2.89)

BEDROOM THREE

8'9" x 5'11" (2.67 x 1.82)

SHOWER ROOM

7'3" x 5'11" (2.23 x 1.82)

GARAGE AND DRIVEWAY

MATURE SIDE AND REAR GARDEN

Identification Checks (R)

Agents Note C







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84	G	G
15-100	15-100	A	A
105-90	105-90	B	B
105-85	105-85	C	C
105-80	105-80	D	D
105-75	105-75	E	E
105-70	105-70	F	F
105-65	105-65	G	G

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