



Hardie Avenue | Rugeley | WS15 1NU

Offers Over £200,000



## Summary

\*\* IMMACULATELY PRESENTED THROUGHOUT \*\* POPULAR ESTATE POSITION \*\* SITUATED ON A LARGE CORNER PLOT \*\* OPEN PLAN LIVING DINING KITCHEN \*\* UTILITY ROOM \*\* CONSERVATORY \*\* OFFICE \*\* THREE BEDROOMS \*\* LANDSCAPED REAR GARDEN WITH GARAGE \*\* VIEWING ESSENTIAL \*\*

WEBBS ESTATE AGENTS are pleased to market this immaculately presented three bedroom semi detached, situated on a large corner plot, in a popular area of Rugeley on Hardie Avenue, Pear Tree. Viewing of the property is essential to fully appreciate not only the deceptive accommodation on offer, but also the meticulous finish the current owners have achieved. Ideally suited to a first time buyer looking for a turn key property! Located close to amenities, useful transport links, schools and a short distance to Cannock Chase. The internal accommodation briefly comprises; porch, open plan living kitchen dining room, utility room, downstairs cloakroom, three bedroom and a family bathroom. The property also benefits from a landscaped rear garden finished to the highest standard with a detached single garage and electric gate.

## Key Features

- IMMACULATELY PRESENTED THROUGHOUT
- SITUATED ON A LARGE CORNER PLOT
- UTILITY ROOM
- OFFICE
- LANDSCAPED REAR GARDEN WITH GARAGE
- POPULAR ESTATE POSITION
- OPEN PLAN LIVING DINING KITCHEN
- CONSERVATORY
- THREE BEDROOMS
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Porch

### Living Dining Room

19'9" x 13'1" (6.02 x 4.01)

### Agents Notes

### Kitchen

10'3" x 8'2" (3.13 x 2.50)

### Utility Room

5'9" x 7'10" (1.76 x 2.39)

### WC

### Sun Room

9'5" x 12'10" (2.89 x 3.93)

### Study

9'6" x 7'2" (2.91 x 2.19)

### Landing

### Bedroom 1

10'7" x 13'4" (3.25 x 4.08)

### Bedroom 2

8'10" x 12'4" (2.70 x 3.77)

### Bedroom 3

7'9" x 8'7" (2.37 x 2.62)

### Bathroom

8'6" x 4'7" (2.61 x 1.41)

### Identification Checks (R)

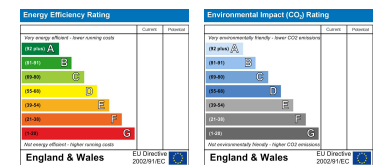
### Agents Notes







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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