

Church Lane

Etchinghill, Rugeley, WS15 2TH



A traditional well-presented semi-detached family home situated within Etchinghill, being within close proximity of Cannock Chase.

Offers In Excess Of £325,000



John German 

John German are delighted to offer to the market this well presented and spacious semi-detached family home positioned in a lovely quiet lane within a highly sought after location, being close to Cannock Chase and walking distance to local schools. Etchinghill is a desirable location within Rugeley that is conveniently place for the town amenities and only a five minute car journey to Wolseley Bridge and approximately a 20 minute car journey to the county town of Stafford. Other local highlights include the Shugborough Estate, Milford Common and canalside walks alongside the Trent & Mersey Canal.

The property sits back from the road behind a superb front garden and driveway for several vehicles. The driveway leads to a drive through garage & workshop giving access to the rear garden as well as offering additional parking. There is also rear access from Penk Drive North. The property offers generous accommodation and is positioned on an extensive plot.

Internally the property comprises of a UPVC entrance door opening into the bright and welcoming hallway with carpeted stairs rising to the first-floor accommodation. There is a door leading off into the spacious family living & dining room with carpeted flooring, UPVC triple glazed window to the front aspect, feature fireplace, and sliding glazed doors leading to the conservatory. The modern fitted kitchen also leads from the hallway and offers a range of matching wall and base units with tiled splashbacks and worksurfaces over with a range of integrated kitchen appliances. From the kitchen there is access into the useful utility room, guest WC and additional door into to the conservatory.

The first floor offers three spacious bedrooms and the family shower room. From the first-floor landing there are loft stairs rising up to the loft space, currently being used as a study (please note there are no building regulations for this room). The large attractive rear garden incorporates well maintained lawns, patio & seating, with an abundance of well-established shrubbery and a garden shed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Cannock Chase District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA13092024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	75 C
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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