

Etching Hill Road

Etching Hill, Rugeley, WS15 2LW



Within walking distance of Cannock Chase and picturesque local countryside, a detached bungalow with double garage located in a private drive of just two properties.

Guide Price £350,000



John German

Tucked away from Etching Hill Road, along a private drive of just two properties, this modern style detached bungalow offers a well planned and spacious range of accommodation that would ideally benefit from some updating but offers nevertheless exciting potential to create a luxury home in this sought after area that is conveniently placed for the town amenities of Rugeley and only a five minute or so car journey to Wolseley Bridge and approximately a 20 minute or so car journey to the county town of Stafford. Other local highlights include the Shugborough Estate, Milford Common and canal side walks alongside the Trent & Mersey Canal.

The accommodation offers an L shaped reception hall which gives central access to all rooms within the property including a useful two piece fitted guest bedroom.

There is a light and bright through lounge with front aspect bow window and rear garden facing patio doors together with a feature marble style fireplace with gas coal fire.

The dining kitchen has double doors that lead out to the established rear garden and a range of timber finished base and wall units together with work surfaces and splashback tiling.

There are three double bedrooms within the bungalow, or you can choose to use one as a separate dining room if desired. The master bedroom also has an en suite shower room.

The family bathroom is easily accessible for bedrooms two and three and offers a bath, low level WC and wash hand basin.

Outside, detached double garage with two up and over doors, side personal door, electric, light and power points.

Driveway parking in front of garage with paths that lead off to the front main entrance and gated side passage.

Established lawned gardens are to be found to the front and rear of the bungalow, together with stocked shrubbery and perennial borders and a small ornamental pool.

Agents notes: The property is situated on a shared private drive. The photographs were taken in June 2023.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:
www.gov.uk/government/organisations/environment-agency
[Cannock Chase District Council | \(cannockchasedc.gov.uk\)](http://Cannock Chase District Council | (cannockchasedc.gov.uk))

Our Ref: JGA/09072023
Local Authority/Tax Band: Cannock Chase District Council / Tax Band D

 <p>Ground Floor Building 1</p>		<div>John German</div> <div>Approximate total area⁽¹⁾</div> <div>1255.37 ft²</div> <div>116.63 m²</div>
 <p>Ground Floor Building 2</p>		
		(1) Excluding balconies and terraces
		While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
		GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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