



**Peakes Road | Etching Hill, Rugeley | WS15 2LX**  
**Offers Over £600,000**

**W** Webbs  
estate agents

## Summary

\*\* WOW \*\* MOTIVATED SELLER \*\* INTERNAL VIEWING IS ESSENTIAL \*\*

\*\*EXECUTIVE DETACHED FAMILY HOME \*\* SOUGHT AFTER ETTINGHILL LOCATION \*\* DECEPTIVELY SPACIOUS \*\* SIX BEDROOMS \*\* THREE SHOWER ROOMS \*\* THREE RECEPTION ROOMS \*\* KITCHEN \*\* UTILITY ROOM \*\* GUEST WC \*\* BLOCK PAVED DRIVEWAY \*\* DOUBLE GARAGE \*\* STUNNING LANDSCAPED GARDENS \*\* POPULAR LOCATION \*\* VIEWING IS ESSENTIAL \*\* LOCAL TO CANNOCK CHASE \*\*

WEBBS ESTATE AGENTS have the pleasure of offering this very well presented and deceptively spacious EXECUTIVE detached family home, situated in the highly regarded 'Etching Hill' location, being close to Cannock Chase and an excellent school catchment. This beautiful home comprises: a through hallway, guest WC, spacious lounge, dining room, study, breakfast room, kitchen, and utility room. On the first floor, the landing leads to six bedrooms, two with en-suites and a shower room. Externally, the property is on an enviable plot, with a block-paved driveway providing ample off-road parking, a double garage, and a secluded landscaped rear garden.

## Key Features

- SIX BEDROOM DETACHED FAMILY HOME
- TWO ENSUITES
- STUDY
- SECLUDED REAR GARDEN
- PRIVATE DRIVEWAY
- THREE RECEPTION ROOMS
- KITCHEN
- DOUBLE GARAGE
- DRIVEWAY
- VIEWING ESSENTIAL

## Rooms and Dimensions

### THROUGH HALLWAY

### STUDY

7'7" x 6'4" (2.32m x 1.94m)

### GUEST WC

### SPACIOUS LOUNGE

21'11" x 12'7" (6.70m x 3.84m)

### DINING ROOM

11'1" x 13'10" (3.40m x 4.23m)

### KITCHEN

10'0" x 11'6" (3.07m x 3.51m)

### BREAKFAST ROOM

11'4" x 10'5" (3.47m x 3.19m)

### UTILITY ROOM

11'4" x 6'8" (3.46m x 2.04m)

### LANDING

### BEDROOM ONE

14'2" x 10'9" (4.33m x 3.30m)

### ENSUITE SHOWER ROOM

### WALK-IN WARDROBE

### BEDROOM TWO

15'0" x 8'11" (4.59m x 2.72m)

### ENSUITE

### BEDROOM THREE / PLAYROOM

17'2" x 15'2" (5.24m x 4.64m)

### BEDROOM FOUR

12'10" x 7'7" (3.93m x 2.32m)

### BEDROOM FIVE

12'8" x 7'5" (3.87m x 2.27m)

### BEDROOM SIX

9'8" x 7'4" (2.95m x 2.25m)

### SHOWER ROOM

### STUNNING LANDSCAPED GARDENS

### BLOCK PAVED DRIVEWAY

Identification Checks (R)







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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Band A	Band A	Band A	Band A
B	C	B	C
D	E	D	E
E	F	E	F
F	G	F	G
All energy efficient - lower running costs		All environmentally friendly - lower CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	