



Bagnall Way Hawksyard Rugeley WS15 1SF

for sale
£295,000



Property Description

****NO CHAIN****

Connells Estate Agents are just thrilled to offer for sale this rather spacious and very lovely family home located in an incredibly popular location hidden within the Hawksyard Development near Rugeley and Armitage.

The property itself benefits greatly from a two car driveway, a garage, a fully enclosed and landscaped rear garden, a larger than average lounge, dining room with modern kitchen, ground floor wc, three bedrooms, master with en-suite and a family bathroom.

****ABSOLUTELY READY TO MOVE INTO****

****NEW OWNERS WILL BE OVERJOYED****

This home has been very much loved over the years and with so much room and boasting a superb private aspect the new owners will enjoy this property just as much. The property enjoys a fantastic location, close to a wide range of local amenities including shops, well-regarded schools, excellent transport links into Lichfield and Stafford, and with two train stations - Rugeley Trent Valley and Rugeley Town rail stations—making commuting simple and convenient.

****A TRULY LOVELY HOME READY FOR A NEW OWNER TO ENJOY****

****SUPER PRIVATE ASPECT****

****THREE BEDROOMS PLUS EN-SUITE****

****LARGE LOUNGE DINER****

****DRIVEWAY AND A SUPER REAR GARDEN****

****CALL CONNELLS LICHFIELD CITY TODAY TO REGISTER YOUR INTEREST****

Entrance Hallway

Guest Wc

Lounge

16' 7" max x 15' 6" max (5.05m max x 4.72m max)

Kitchen Diner

15' 5" max x 9' 11" max (4.70m max x 3.02m max)

First Floor Landing

Bedroom One With En-Suite

10' 2" x 11' 10" (3.10m x 3.61m)

Bedroom Two

16' 1" max x 7' 7" (4.90m max x 2.31m)

Bedroom Three

8' 3" max x 7' 8" max (2.51m max x 2.34m max)

Family Bathroom

Driveway

Pleasant Rear Garden

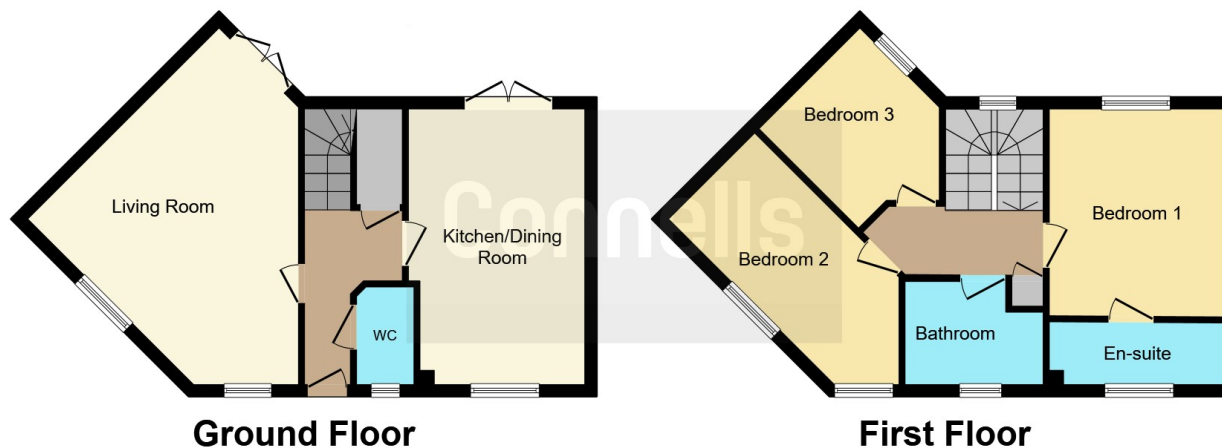
Detached Garage

Fantastic Aspect









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311739



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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