



Connells

St. Johns Drive
Hawksyard RUGELEY

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Hawksyard RUGELEY WS15 1GX

for sale
£285,000



Property Description

Connells are pleased to offer for sale this very well presented and spacious three bedroom detached family home situated on the ever popular Hawksyard development. The property sits on a corner position on the development and overlooks a green area to the front.

The property offers ample living space for a growing family and comprises of an entrance hallway, guest w/c, spacious lounge, kitchen and snug/study which could be converted to create a breakfast kitchen should you desire. To the first floor you will find three bedrooms with master having an en suite shower room and dressing area and a family bathroom.

To the rear of the property you have a landscaped garden which leads to an access gate to the detached garage and parking.



Entrance Hall

Lounge

18' 6" x 14' 8" MAX (5.64m x 4.47m MAX)

Sun Room/Snug

10' 3" x 9' (3.12m x 2.74m)

Kitchen

10' 3" x 8' 9" (3.12m x 2.67m)

First Floor Landing

Bedroom One

11' 7" x 10' 3" (3.53m x 3.12m)

En Suite

DRESSING AREA AND SHOWER ROOM

Bedroom Two

17' 7" MAX x 9' 2" (5.36m MAX x 2.79m)

Bedroom Three

11' 8" x 9' 2" (3.56m x 2.79m)

Family Bathroom

Loft Space Storage

Rear Garden

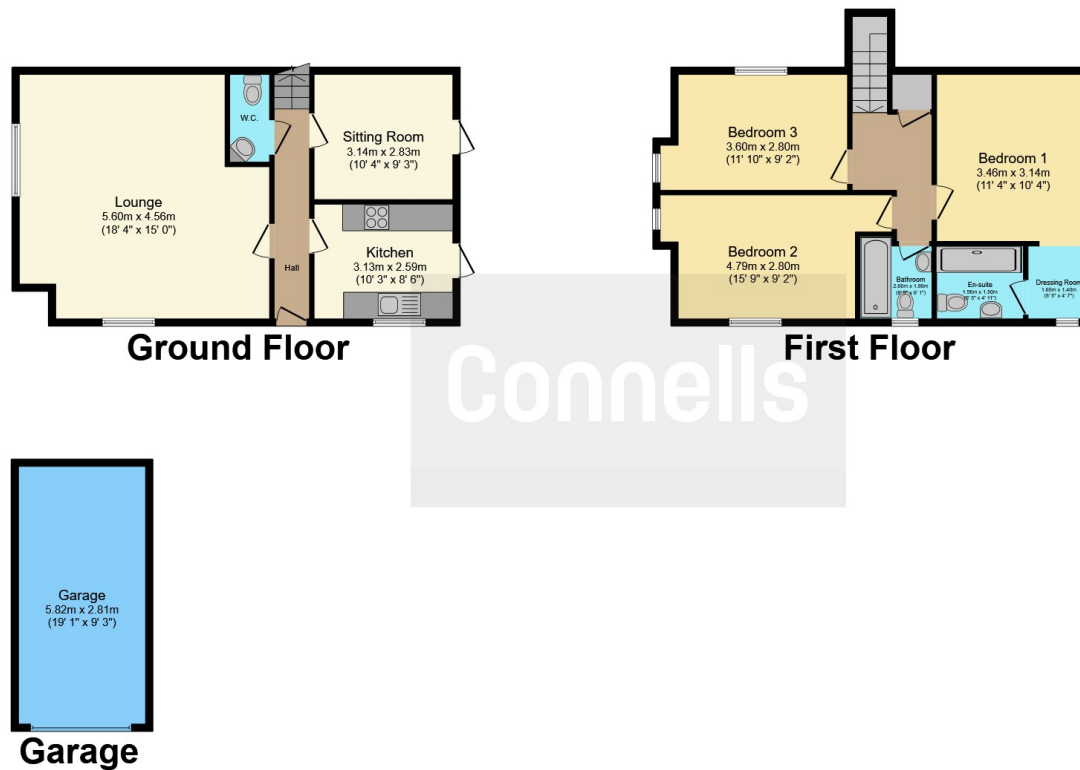
LANDSCAPED AND MANAGEABLE

Detached Garage And Parking









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: D

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311289



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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