



5 Priory Avenue, Hawkesyard  
Rugeley WS15 1LQ

Downes & Daughters  
ESTATE AGENCY



## 5 Priory Avenue, Hawkesyard Rugeley WS15 1LQ £220,000

Nestled in a charming area between Armitage and Rugeley, the hugely popular Hawkesyard Estate is an attractive modern development with two canal side pub restaurants only moments away. This delightful semi-detached house offers a perfect blend of comfort and modern living, with three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The heart of the home is a spacious kitchen diner, designed for both cooking and entertaining. Double doors lead directly to the south-facing rear garden, which is not only a suntrap but also offers a good level of privacy, making it an excellent space for outdoor gatherings or quiet moments in the sun. The property also features a welcoming reception room, perfect for cosy evenings in, a guest cloakroom, an en suite shower room and fitted wardrobes to the principal bedroom and a family bathroom. Additionally, the garage with an electric roller door and private driveway parking accommodates up to two vehicles, ensuring convenience for residents and guests alike.

Situated in an easily accessible position within the estate, this home combines the benefits of suburban living with proximity to local amenities. Whether you are looking for a family home or a peaceful retreat, this property on Priory Avenue is sure to impress. Don't miss the opportunity to make this lovely house your new home.

### GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Living Room • Kitchen Diner With Pantry Cupboard & Double Doors To Rear Garden

### FIRST FLOOR

Landing With Airing Cupboard • Bedroom One With Built In Wardrobes • En Suite Shower Room • Bedroom Two • Bedroom Three • Family Bathroom

### OUTSIDE

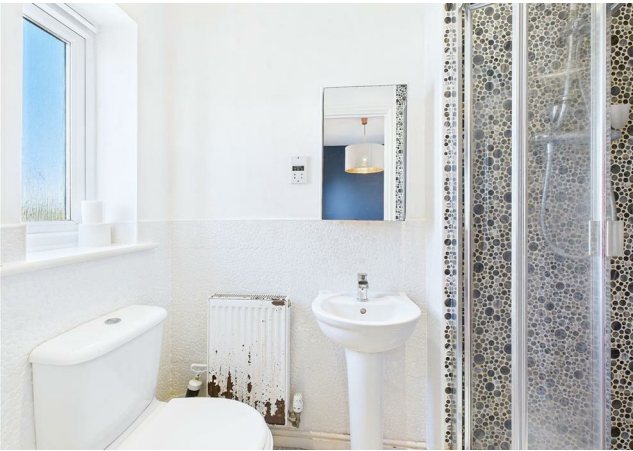
Gravelled Front Garden With Boundary Hedge • Private Driveway • Single Garage With Electric Roller Door • Lawned South Facing Rear Garden

### FURTHER INFORMATION

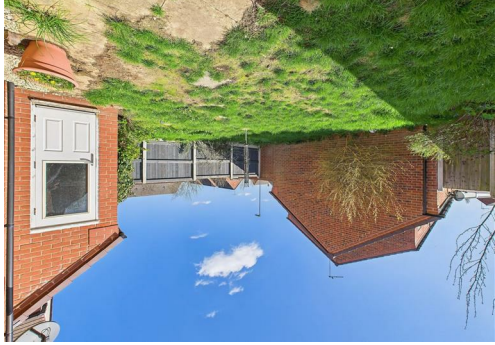
Freehold (TBC by solicitor) • Council Tax Band C • Energy Rating C • Gas Central Heating • Upvc Double Glazing • All Mains Services • No Onward Chain







Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A	(91-93)	(92 plus)
B	(94-97)	
C	(98-100)	
D	(101-105)	
E	(106-110)	
F	(111-130)	
G	(131-150)	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - higher running costs		
A	(92 plus)	
B	(93-97)	
C	(98-100)	
D	(101-105)	
E	(106-110)	
F	(111-130)	
G	(131-150)	
EU Directive 2002/91/EC		
England & Wales		
76		89



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