



Booth Hurst Road
Hawksyard RUGELEY WS15 1RP

for sale offers in the region of
£290,000



Property Description

Occupying a superb position on the highly desirable Hawksyard Development, this exceptionally spacious four-bedroom semi-detached family home offers versatile and well-proportioned accommodation throughout, making it an ideal purchase for growing families seeking both space and convenience. The property is ideally located within easy reach of an extensive range of local amenities, including shops, supermarkets, leisure facilities, and excellent schooling for all ages, whilst also benefiting from convenient transport links to surrounding towns and cities. Internally, the accommodation is thoughtfully arranged and presented to a good standard throughout. The welcoming entrance leads through to a generous lounge diner, providing an excellent space for both everyday family living and entertaining guests. To the rear of the property is a spacious kitchen diner, fitted with a range of units and offering ample space for dining, creating a fantastic hub of the home for modern family life. To the first floor, there are four well-proportioned bedrooms, all offering comfortable accommodation. One of the standout features of this property is the fully boarded attic room, which provides valuable additional space.



Entrance Hallway

Guest Wc

Lounge-Diner

17' 7" x 11' 7" (5.36m x 3.53m)

Kitchen-Diner

15' x 9' (4.57m x 2.74m)

First Floor Landing

Master Bedroom With En-Suite

13' 3" x 8' 8" (4.04m x 2.64m)

Bedroom Two

15' 1" x 8' 6" (4.60m x 2.59m)

Bedroom Three

11' 8" x 8' 6" (3.56m x 2.59m)

Bedroom Four

8' 6" x 6' 4" (2.59m x 1.93m)

Family Bathroom

Boarded Attic Room

One of the standout features of this property is the fully boarded attic room, which provides valuable additional space. Currently utilised as a versatile multi-purpose room, it offers excellent potential as a home office, playroom, hobby room, or occasional guest accommodation, subject to any necessary building regulations and approvals.

Driveway

Garage

Pleasant Rear Garden

Popular Location

Fantastic Aspect

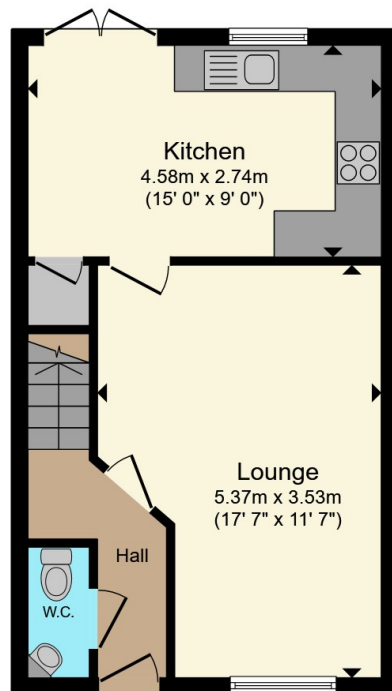
Externally

Externally, the property continues to impress. To the front, a driveway provides off-road parking and leads to the garage, offering further parking, storage, or workshop space. To the rear is a pleasant enclosed garden, providing an ideal setting for outdoor dining, entertaining, or simply relaxing during the warmer months.

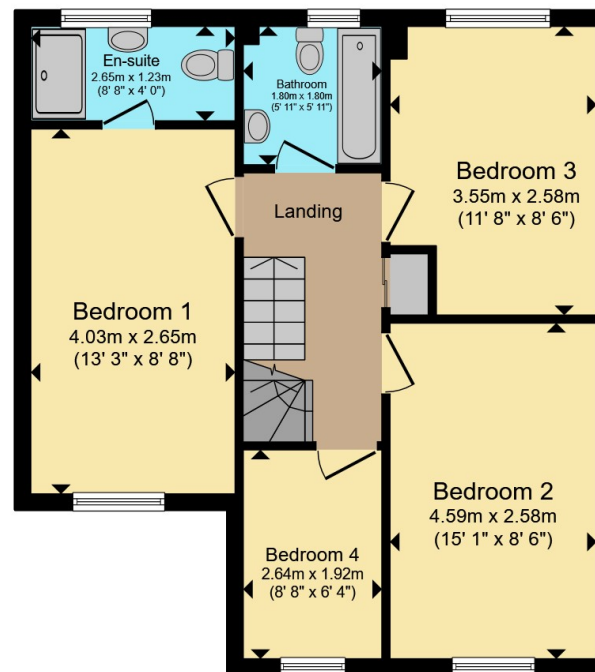








Ground Floor



First Floor

Total floor area 91.9 m² (989 sq.ft.) approx

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.propertybox.io

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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