Watson Close
Rugeley

2 2 1

Lovett&Co. Estate Agents are pleased to offer for sale this well-presented two-bedroom semi-detached house, occupying a desirable position at the end of a quiet cul-de-sac.

The property benefits from a large private rear garden with excellent potential for extension, subject to the necessary planning permissions, alongside ample off-road parking and a large car port. These features make it an ideal home for first-time buyers, couples and downsizers alike.

The accommodation is arranged over two floors and briefly comprises a welcoming reception hallway, good-sized lounge and modern fitted kitchen. To the first floor are two bedrooms and a family bathroom. Further benefits include UPVC double glazing and central heating throughout.

The property is ideally located within a short walk of the sought-after Etching Hill Primary School and is also within easy reach of Rugeley town centre, offering a wide range of shops and amenities. The property is just a couple of minutes from Cannock Chase, an Area of Outstanding Natural Beauty, while excellent commuter links are available via the A51, A460 and M6 Toll, with train and bus services accessible from Rugeley town centre.

With its generous private rear garden, extensive parking, large car port, excellent location and exciting potential to extend and add value, this property represents an excellent opportunity for buyers seeking a home with scope to adapt and improve to suit their individual needs.

RECEPTION HALL:
Front entrance door, laminate flooring, carpeted stairs to first floor accommodation, ceiling light point and door to lounge.

LOUNGE:
12' 6'' x 15' 1'' (3.81m x 4.60m)
Laminate flooring, ceiling light point, two radiators, door to kitchen and window to front.

MODERN FITTED KITCHEN:
12' 6'' x 5' 1'' (3.81m x 1.56m)
Range of matching wall and base units incorporating cupboards, drawers and work surfaces, Belfast sink, integrated oven and four ring hob with stainless steel splash back and extractor hood, space and plumbing for washing machine and fridge-freezer, tiled flooring, ceiling light point, window to rear and door to garden.

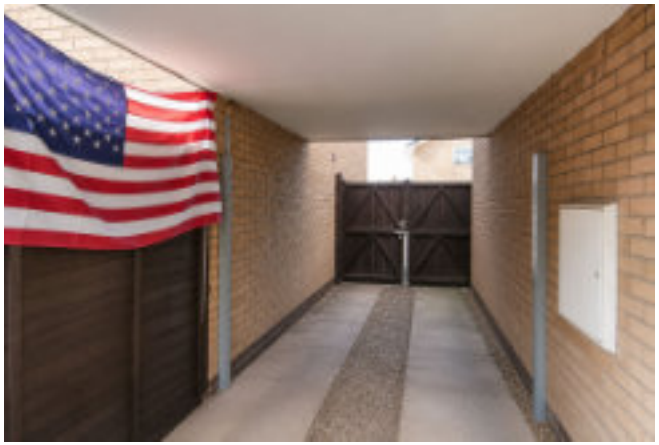
FIRST FLOOR LANDING:
Carpeted flooring, ceiling light point, access to loft, doors off to two bedrooms and family bathroom.

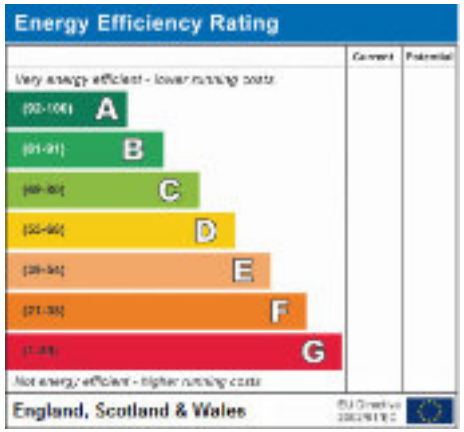
MASTER BEDROOM:
9' 10'' x 9' 10'' (3.00m x 3.00m)
Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to front.

BEDROOM TWO:
6' 7'' x 10' 6'' (2.00m x 3.20m)
Carpeted flooring, radiator, ceiling light point and window to fear.

MODERN BATHROOM:
White suite comprising: bath, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light point and obscured window to rear.

VIEWING:
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.





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