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87 St. Thomas Way, Hawksyard, Rugeley, WS15 1RA

Offers In Excess Of £210,000

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Nestled in the charming area of Hawksyard, Rugeley, this delightful end-terrace house on St. Thomas Way offers a perfect blend of comfort and convenience. Spanning an inviting 643 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

One of the standout features of this home is the provision for parking, accommodating up to two vehicles. This added convenience allows for easy access and peace of mind.

The location itself is a significant advantage, with local amenities, schools, and parks within easy reach, making it a practical choice for everyday living. Whether you are looking to enjoy the tranquility of the surrounding area or take advantage of the vibrant community, this property offers access to both

In summary, this end-terrace house is a charming and practical home that combines comfort, convenience, and a welcoming community atmosphere. It is a must-see for anyone looking to settle in the lovely town of Rugeley whilst still being close to nearby Lichfield and surrounding villages

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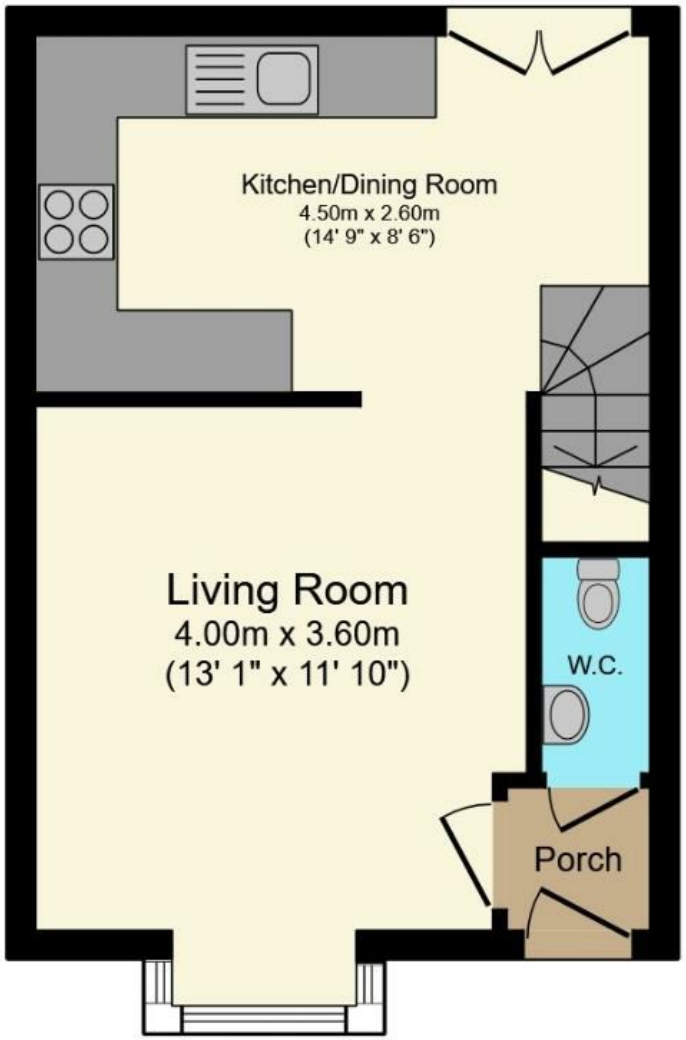
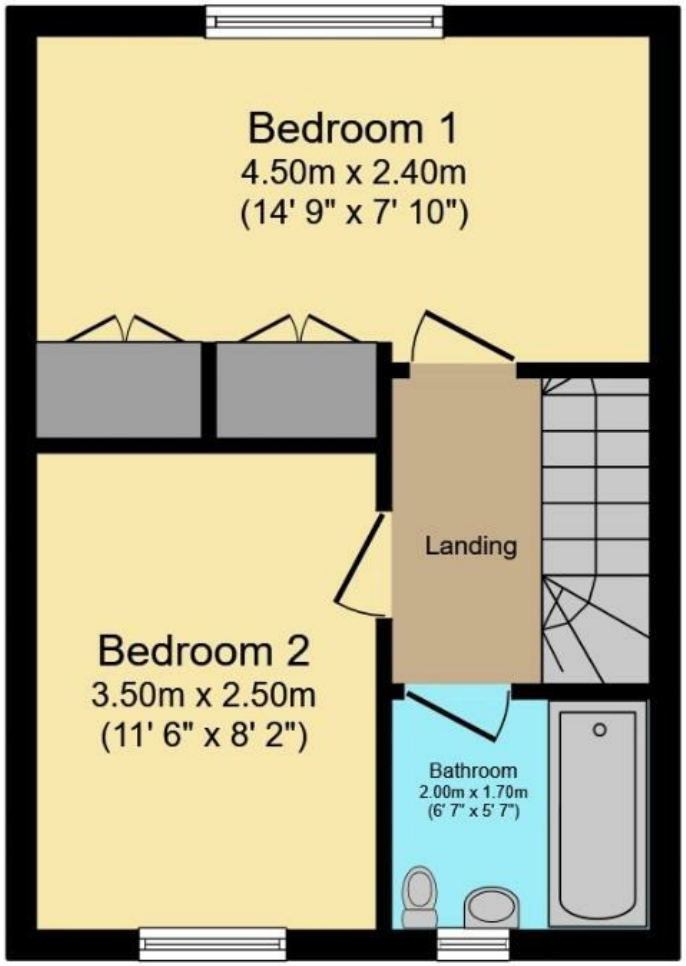


Ground Floor



First Floor

Total floor area 59.7 sq.m. (643 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 propertybox.io

Entrance Hallway
accessed via a UPVC double-glazed front door and having a ceiling light point, radiator and laminate wood effect flooring. Door into the Living Room and a door to the

Guest WC
having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, extractor fan, radiator and laminate wood effect flooring

Living Room
with a feature fireplace providing a focal point for the room. Ceiling light point, radiator, stairs to the first floor with useful under stairs storage and a UPVC double-glazed bay window to the front aspect. Open access into the

Kitchen Diner
having a range of wall and base units with roll top work surfaces and an inset stainless steel sink and a half with drainer. Electric oven, gas hob and extractor hood. Two ceiling light points, cupboard housing the central heating boiler, appliance spaces for a fridge-freezer and washing machine, part tiling to walls, radiator, UPVC double-glazed window and French doors to the rear garden

First Floor Landing
having a ceiling light point and loft access

Bedroom One
benefitting from two double wardrobes providing ample hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

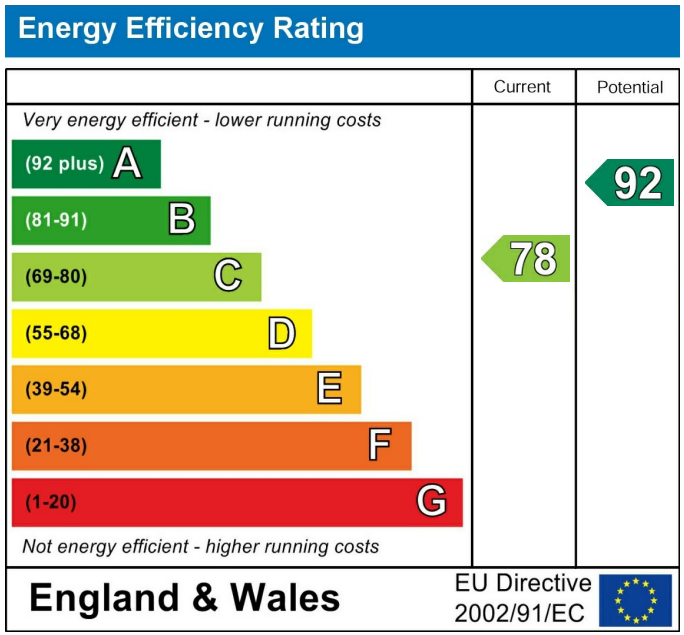
Bedroom Two
having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bathroom
having a panelled bath with a mains powered over head shower fitment, pedestal hand wash basin and a close-coupled WC.

Outside
the front of the property sits back from the road with a well established hedge and a paved pathway to the canopied front entrance door

the low maintenance rear garden has an artificial lawn with pebble infill and paved areas. There is a useful timber storage shed, outside water tap and a pedestrian gate which gives access to the rear of the property where there is a tandem parking space for two vehicles

AGENTS NOTE
Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee. This charge is non refundable



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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