



61 Rugeley Road, Hazel Slade, Cannock, WS12 0PQ
£250,000 (Offers Over)

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Bedrooms: 5 | Bathrooms: 1 | Receptions: 3
EPC Rating: D
Council Tax Band: E

An exceptional opportunity to take on a truly exciting project in a highly sought-after location – welcome to 61 Rugeley Road.

Situated in the desirable village of Hazel Slade, Cannock, this property enjoys a fantastic position backing onto Beau Desert Golf Club, with the beautiful Cannock Chase also within easy reach. Perfectly placed for family living, the property benefits from a range of nearby amenities, a village primary school and convenient access to Cannock, Burntwood and Lichfield.

Set behind a paved driveway and front garden, the property boasts attractive kerb appeal, further enhanced by its open aspect with no neighbouring property to the left-hand side. Internally, an entrance porch leads into a spacious open-plan living area, offering plenty of room for the whole family.

To the rear, the kitchen sits conveniently alongside the dining area, while a separate reception room provides excellent versatility, whether used as a home office, additional sitting room or potential ground-floor bedroom. Further accommodation on the ground floor includes a generous lean-to, a separate utility area and a convenient WC.

Upstairs, the landing leads to five well-proportioned bedrooms, four of which are doubles, alongside the main shower room, providing ample space for a growing family.

Externally, the rear garden offers more than meets the eye, featuring a substantial decking area with steps leading up to additional external storage. Private rear access leads through to a large garage, which can be accessed from both the front and rear gardens, alongside a further useful storeroom.

This property is being sold by EXP Secure Sale:

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact EXP UK to view these documents.

When an offer is accepted, the **buyer will be required to pay a non-refundable Reservation Fee of £7,595 including VAT** (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact info@thebid.uk.

Agent's Note:

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

Anti-Money Laundering (AML) Regulations:

James Kidd Ltd, 297 Walsall Wood Road, Aldridge, Walsall, WS9 8HQ, is an approved agent and independent contractor of eXp World UK Ltd.

We appreciate your cooperation in helping us comply with anti-money laundering regulations. In addition to the traditional requirement for photographic identification and proof of address, James Kidd Ltd may also employ an electronic verification system to fulfil our AML obligations. This system allows us to verify your identity using basic personal details. You understand that we will conduct this search solely for the purpose of verifying your identity. Any personal data provided will be used exclusively for anti-money laundering compliance. Please note there will be a nominal charge payable by each buyer to cover the cost of these AML checks.















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