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**West Butts Road | Rugeley | WS15 2LS**

**Offers In The Region Of £670,000**

 **Webbs**  
estate agents

## Summary

\*\* SOUGHT AFTER LOCATION \*\* DETACHED FAMILY HOME \*\* SPACIOUS ACCOMMODATION THROUGHOUT \*\* FOUR BEDROOMS \*\* THREE RECEPTION ROOMS \*\* OPEN PLAN KITCHEN \*\* UTILITY ROOM \*\* LARGE PLOT \*\* DETACHED GARAGE \*\* VIEWING ESSENTIAL \*\*

WEBBS ESTATE AGENTS are pleased to market this spacious and well-presented four-bedroom detached family home, ideally positioned on a generous plot in a sought-after residential area of Etchinghill on West Butts Road. Offering versatile living accommodation, multiple reception rooms, and excellent outdoor space, this property is perfectly suited to growing families seeking both comfort and convenience.

Situated within easy reach of local amenities, schools, and transport links, this property also benefits from being just a short distance from the beautiful Cannock Chase, offering an abundance of walking, cycling and outdoor leisure opportunities.

## Key Features

- SOUGHT AFTER LOCATION
- SPACIOUS ACCOMMODATION THROUGHOUT
- THREE RECEPTION ROOMS
- UTILITY ROOM
- DETACHED GARAGE
- DETACHED FAMILY HOME
- FOUR BEDROOMS
- OPEN PLAN KITCHEN
- LARGE PLOT
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Hallway

16'4" x 7'11" (4.98 x 2.42)

### Living Room

16'6" x 16'0" (5.03 x 4.89)

### Open Plan Kitchen

5.57 x 7.91 (1.52m.17.37m x 2.13m.27.74m)

### Laundry Room

4'2" x 5'6" (1.28 x 1.69)

### Living Room

10'8" x 11'10" (3.26 x 3.63)

### Dining Room

3.32 x 3.93 (0.91m.9.75m x 0.91m.28.35m)

### WC

4'5" x 3'11" (1.36 x 1.20)

### Landing

#### Bedroom 1

16'4" x 10'11" (5.00 x 3.34)

#### Ensuite

5'10" x 7'5" (1.80 x 2.28)

#### Bedroom 2

10'10" x 12'10" (3.31 x 3.93)

#### Bedroom 3

10'8" x 9'10" (3.27 x 3.02)

#### Bedroom 4

10'7" x 7'10" (3.24 x 2.40)

#### Bathroom

8'0" x 5'6" (2.44 x 1.70)

### Identification Checks (R)







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

