



Connells

Pine View
Rugeley

Pine View
Rugeley WS15 2XW

for sale
£235,000



Property Description

**** STUNNING FAMILY HOME BEAUTIFULLY RENOVATED AND RESTORED BY THE CURRENT OWNERS****

Connells Lichfield City are thoroughly delighted to offer for sale this generous size semi detached property with front facing open views. Internally the property has been improved and altered to provide a versatile family sized accommodation layout. The property sits in a convenient location on the edge of Rugeley and Cannock Chase being close to local amenities and countryside walks and further benefits from a driveway for several vehicles.

Internally the accommodation comprises: super spacious lounge with ample dining table area, modern kitchen, conservatory, three bedrooms, modern bathroom, driveway, lovely rear garden and a separate office/storage or gym area. An early viewing is recommended to avoid disappointment.



****TRADITIONAL THREE BEDROOM HOME IN SUPER CONDITION AND BOASTING EXTRA SPACIOUS ROOMS****

****POPULAR LOCATION NEAR TRAIN STATIONS, TOWN CENTRE, SCHOOLS AND THE RURAL BEAUTY OF CANNOCK CHASE****

****CALL CONNELLS LICHFIELD TODAY TO REGISTER INTEREST****

Lounge

18' 7" x 15' 7" (5.66m x 4.75m)

Breakfast Kitchen

15' 4" x 10' 10" (4.67m x 3.30m)

Conservatory

13' 3" x 8' 2" (4.04m x 2.49m)

First Floor Landing

Bedroom One

13' 4" x 8' 8" (4.06m x 2.64m)

Bedroom Two

12' 10" x 8' 1" (3.91m x 2.46m)

Bedroom Three

13' x 7' 1" (3.96m x 2.16m)

Family Bathroom

8' 4" x 6' 4" (2.54m x 1.93m)

Rear Garden

Office/Gym

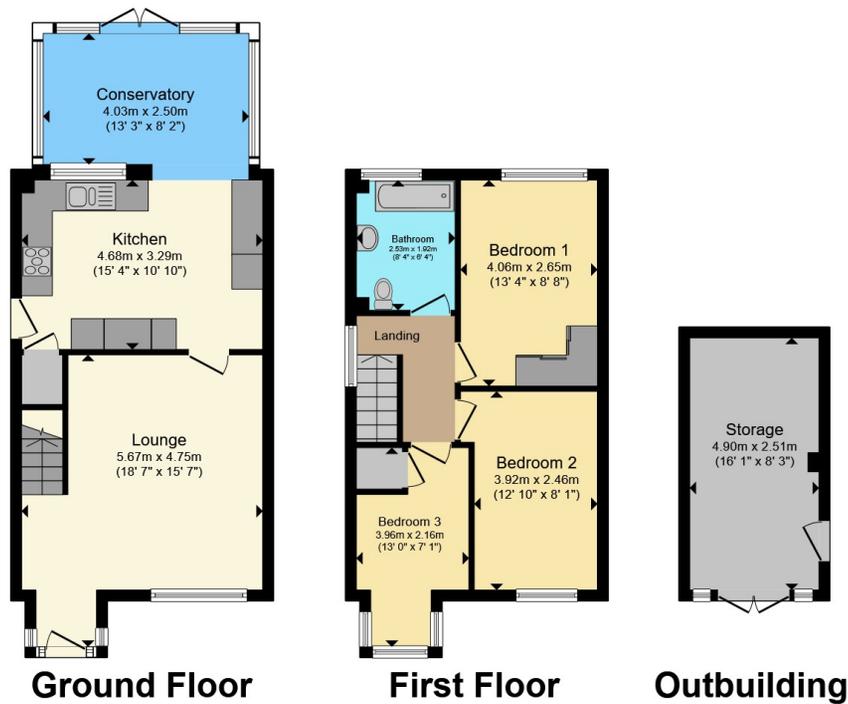
16' 1" x 8' 3" (4.90m x 2.51m)

Ample Parking









Total floor area 100.8 m² (1,085 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



To view this property please contact Connells on

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11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: D Council Tax Band: B

Tenure: Freehold

[view this property online connells.co.uk/Property/LFD312033](http://connells.co.uk/Property/LFD312033)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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