



Peakes Road | Rugeley | WS15 2LY

Offers Over £580,000



Summary

Located in the highly sought-after area Etching Hill on Peakes Road, this beautifully presented detached home offers stylish, modern living with excellent future potential.

The property features a spacious living room and a stunning open- plan kitchen/dining area, perfect for both everyday family life and entertaining. It has been fully upgraded with a complete house rewire, discreet skirting-board gas central heating, and electric underfloor heating in the kitchen and dining space-delivering comfort and efficiency throughout.

The first floor provides three well-proportioned bedrooms and a contemporary family bathroom, complemented by a ground-floor WC and separate utility room. An additional reception/gym room offers flexible space ideal for a home office, playroom, or second lounge. Externally, the home benefits from a generous private garden and off-road parking via a driveway.

Planning permission is already approved to enhance the property further, including a pitched roof porch and a two-storey extension (on the footprint of the former sunroom), offering exciting scope to

Key Features

- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- LARGE PLOT WITH APPROVED PLANNING PERMISSION FOR A PITCHED ROOF PORCH AND TWO-STOREY EXTENSION
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- DETACHED FAMILY HOME
- OPEN PLAN KITCHEN DINING ROOM WITH ELECTRIC UNDERFLOOR HEATING
- CLOSE PROXIMITY TO THE LOCAL TENNIS CLUB, CRICKET CLUB, BIRCHES VALLEY AND CANNOCK CHASE
- TWO RECEPTION ROOMS
- VIEWING ESSENTIAL

Rooms and Dimensions

Hallway

Living Room

16'11 x 12'0 (5.16m x 3.66m)

Open Plan Kitchen Dlning Room

6'11 x 20'1 (2.11m x 6.12m)

Inner Hallway

Utility Room

8'7 x 8'10 (2.62m x 2.69m)

Gym

7'9 x 9'0 (2.36m x 2.74m)

Landing

Bedroom 1

17'0 x 11'10 (5.18m x 3.61m)

Bedroom 2

9'7 x 9'11 (2.92m x 3.02m)

Bedroom 3

6'10 x 9'9 (2.08m x 2.97m)

Bathroom

6'2 x 9'8 (1.88m x 2.95m)

INDENTIFICATION CHECKS (R)

Agents Notes







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.

