



Woodthorne Close | Etching Hill, Rugeley | WS15 2RZ
Offers In The Region Of £230,000

Webbs
estate agents

Summary

WEBBS ESTATE AGENTS are delighted to present this spacious three-bedroom semi-detached home, located on a quiet cul-de-sac in the popular area of Rugeley. This property offers an ideal opportunity for families, with its close proximity to well-regarded schools, local shops, and useful transport links. Additionally, the property is situated only a short distance from the scenic Cannock Chase, perfect for outdoor enthusiasts. The property is located close to schools, making this an excellent choice for families, with nearby local shops for convenient day-to-day needs. Easy access to public transport links, offering good connections to surrounding areas and a short drive to Cannock Chase, an Area of Outstanding Natural Beauty, perfect for walking, cycling, and family outings. Briefly comprising: Entrance Hallway, Lounge Diner, Kitchen, Conservatory, Garage, Utility Room, Three Bedrooms and Family Bathroom. In summary, viewing is highly recommended to fully appreciate the size and space this home offers. With no upward chain, this property is ready for immediate occupation and presents a fantastic opportunity for its next owners.

Key Features

- POPULAR LOCATION
- THREE BEDROOMS
- KITCHEN
- SINGLE GARAGE
- VIEWING ADVISED
- CLOSE TO AMENITIES
- LOUNGE DINER
- SEPARATE UTILITY ROOM
- DRIVEWAY

Rooms and Dimensions

ENTRANCE HALLWAY

SPACIOUS LOUNGE

14'7" x 11'2" (4.46m x 3.42m)

DINING ROOM

8'8" x 7'1" (2.66m x 2.17m)

CONSERVATORY

8'4" x 7'9" (2.56m x 2.38m)

KITCHEN

8'1" x 6'9" (2.47m x 2.08m)

UTILITY ROOM

7'1" x 6'11" (2.16m x 2.11m)

LANDING

BEDROOM ONE

10'1" x 8'3" (3.09m x 2.52m)

BEDROOM TWO

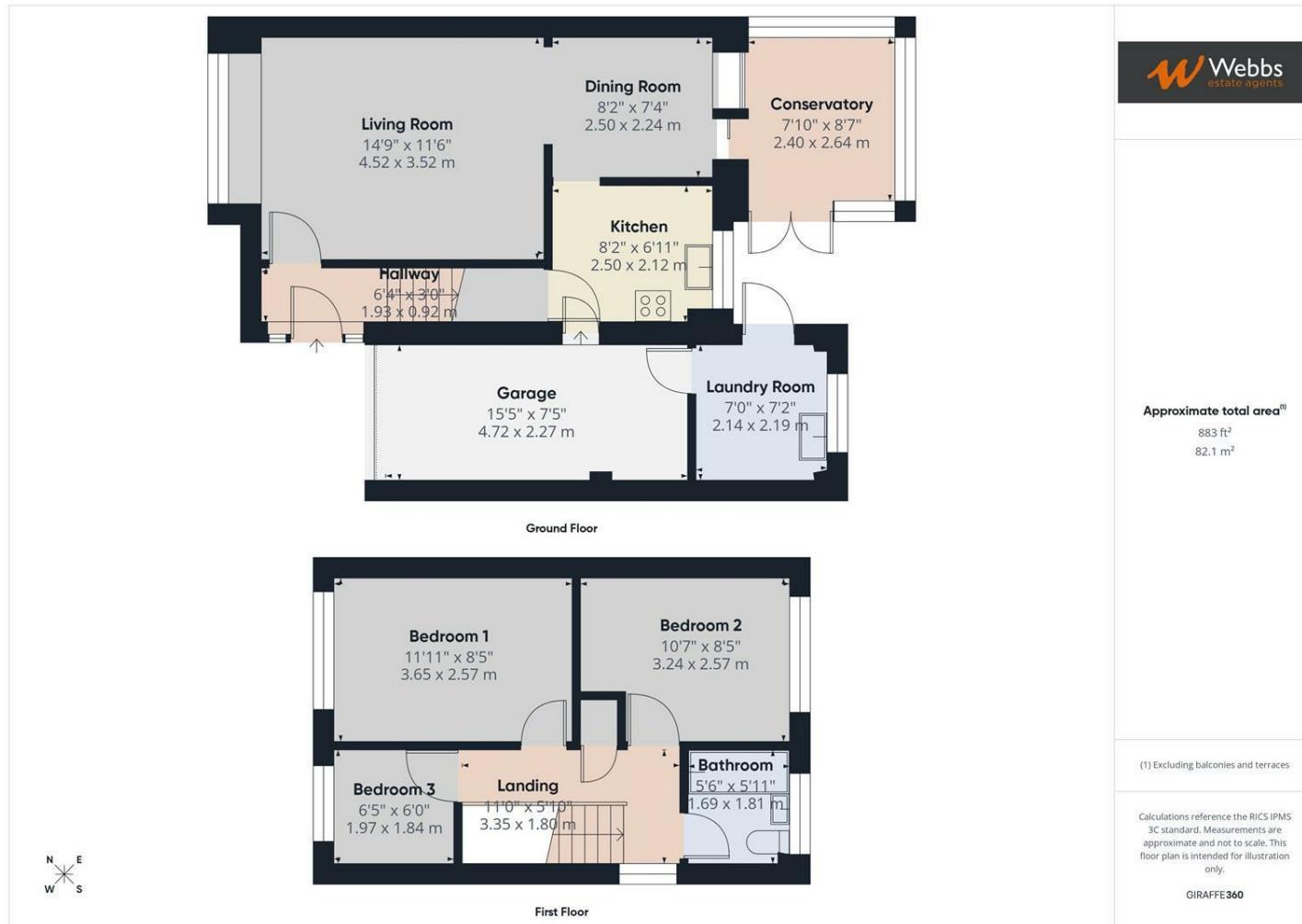
10'6" x 8'3" (3.21m x 2.52m)

BEDROOM THREE

6'4" x 5'9" (1.94m x 1.77m)







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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating			
		Current	Current	Historical	Current	Historical
Very energy efficient - lower running costs						
Band A						
Band B						
Band C						
Band D						
Band E						
Band F						
Band G						
Very environmentally friendly - lower CO ₂ emissions						
Band A						
Band B						
Band C						
Band D						
Band E						
Band F						
Band G						
More energy efficient - lower running costs						
Band A						
Band B						
Band C						
Band D						
Band E						
Band F						
Band G						
More environmentally friendly - higher CO ₂ emissions						
Band A						
Band B						
Band C						
Band D						
Band E						
Band F						
Band G						

England & Wales EU Directive 2002/91/EC

England & Wales EU Directive 2002/91/EC