



Connells

Leaside Avenue
Rugeley



Property Description

Connells Lichfield City are pleased to offer for sale this ideal investment opportunity positioned within a popular cul de sac location in Armitage and backing on to the Trent and Mersey Canal. Early viewing will be essential.

The accommodation offers; entrance hall with stairs to first floor and doors to the lounge and kitchen diner, leading to a large pantry room, guest wc and a rear sitting area. Upstairs we have four bedrooms and a modern shower room.

Externally; driveway to fore, detached garage to side, large rear garden with a canalside setting.



Entrance Porch

Entrance Hall

Guest W/C

Lounge

11' 2" x 15' 2" (3.40m x 4.62m)

Breakfast Kitchen

11' x 15' 8" (3.35m x 4.78m)

Utility Space

6' 2" x 7' 2" (1.88m x 2.18m)

First Landing

Bedroom One

11' 5" x 12' 1" (3.48m x 3.68m)

Bedroom Two

10' 1" x 11' 4" (3.07m x 3.45m)

Bedroom Three

8' 8" x 11' 2" (2.64m x 3.40m)

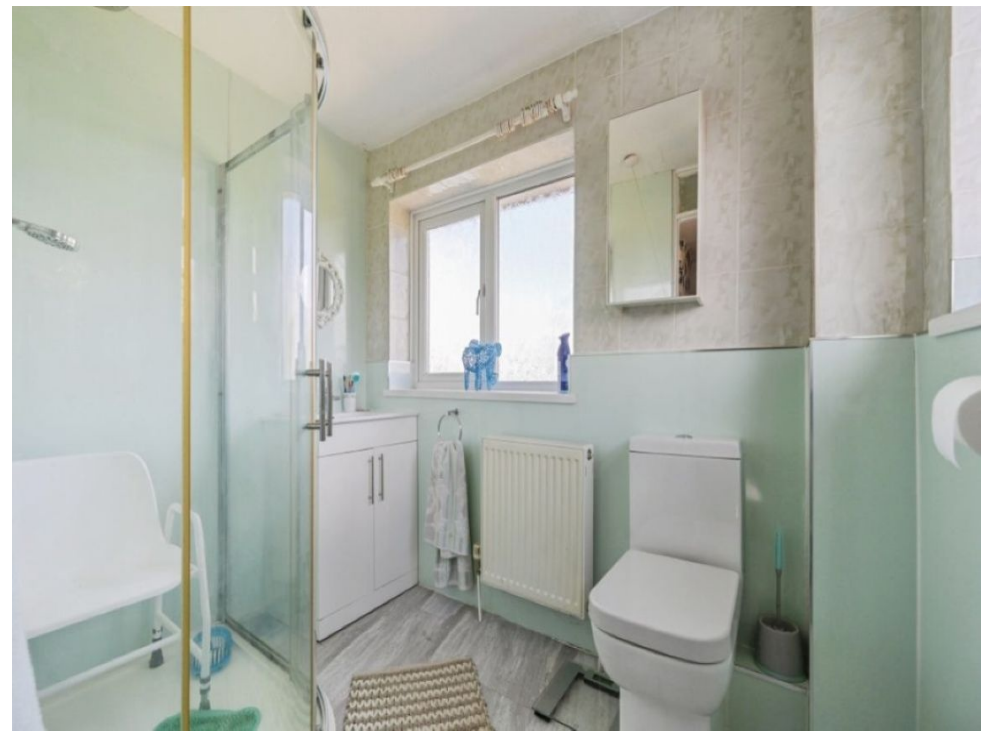
Bedroom Four

7' 7" x 8' 2" (2.31m x 2.49m)

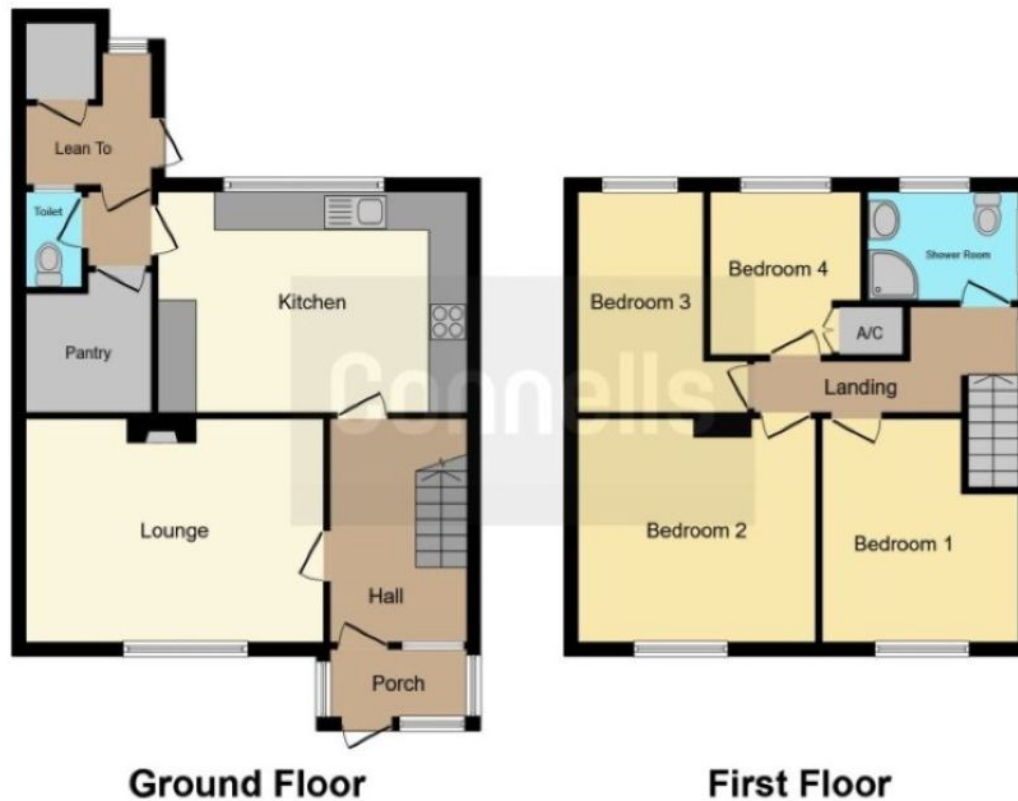
Bathroom

Rear Garden With Canal Access









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.focalagent.com

To view this property please contact Connells on

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11-13 Bore Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312400



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