

Chieveley Close

Etchinghill, Rugeley, WS15 2TF



An extended semi-detached family home sitting proudly in a quiet cul-de-sac location, offered to the market with no onward chain.

£217,500



John German 

This extended three bedroom semi-detached family home is offered to the market with no onward chain and sits proudly within a quiet cul-de-sac. Etchinghill is a desirable location within Rugeley that is conveniently placed for the town amenities and only a short car journey to Wolseley Bridge and approximately a 20 minute car journey to the county town of Stafford. Other local highlights include the Shugborough Estate, Milford Common and canalside walks alongside the Trent & Mersey Canal. The nearby cathedral city of Lichfield offers a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants and pubs. For commuters, Lichfield Trent Valley rail station offers regular services to Bromsgrove and London Euston.

Internally the property comprises of a UPVC entrance door opening into the side hallway with carpeted stairs rising to the first-floor landing. A door opens into the spacious lounge/diner which has an electric fire, carpeting flooring, two ceiling points, UPVC double glazed window to the front aspect and glazed sliding doors opening out to the rear garden. The kitchen has a range of fitted wall and base units with an inset stainless-steel sink with drainer and mixer tap over, tiled splashbacks, and space for freestanding cooker. There is a useful understairs cupboard, a door into the garage and an opening into the family room. The property also has a versatile second reception room with carpeted flooring, two ceiling light points, window and glazed sliding doors to the rear aspect. The wall mounted boiler is also located here.

Upstairs there are three bedrooms; two double bedrooms and one smaller single, all of which are serviced by the family bathroom.

Outside, to the front of the property is a driveway providing off-road parking for two to three vehicles and access into the single garage with an up and over door. To the rear of the property is an enclosed garden with a lawned garden and patio seating area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

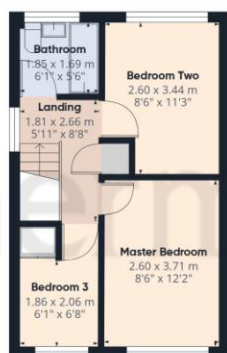
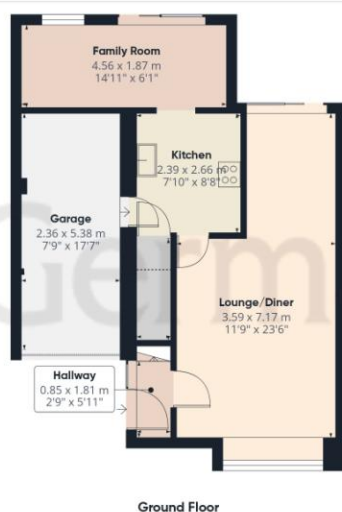
Local Authority/Tax Band: Cannock Chase District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21042026

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Approximate total area⁽¹⁾

84.2 m²
906 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes
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