



Connells

Huntsmans Walk
Rugeley



Property Description

LOCATION **LOCATION**

Connells Lichfield City are thoroughly delighted to offer for sale this exceptional semi-detached property located on the edge of Cannock Chase occupying a more than pleasant cul-de-sac location near central Rugeley. Nearby we have a plethora of local schools, shops, restaurants, train stations and leisure facilities, Rugeley is chock full of things to do with nearby attractions such as Slitting Mill Waterfall, a myriad of local Heritage trails and the famous Chase itself is almost on the doorstep. We can offer easy access to some stunning local Villages with an array of unique countryside pub/restaurants, some excellent very local schools, Rugeley Leisure Centre, Rugeley Train Stations and of course transport links to nearby Lichfield, Stafford, Stoke on Trent and Birmingham City.

The property itself benefits greatly from having plenty of room, we can offer a spacious living room, dining room with kitchen, conservatory, three bedrooms and a modern bathroom. The property internally is absolutely ready to move into and enjoy. Externally the garden to the rear is a good size, very private with gated rear access and is a blank canvas ready for the new owners to landscape at their leisure. We have a very decent side area that offers private gated entry, the property really is very secure, and a pleasant front garden being elevated to the house along with a ground level garage. Huntsmans Walk offers plenty of on street parking for residents..

Entrance Hallway

Lounge

15' 8" x 9' 7" (4.78m x 2.92m)

Kitchen/Diner

15' 8" x 9' 5" (4.78m x 2.87m)

Conservatory

13' 3" x 5' 7" (4.04m x 1.70m)

First Floor Landing

Bedroom One

13' 7" x 9' 9" (4.14m x 2.97m)

Bedroom Two

9' 5" x 6' 7" (2.87m x 2.01m)

Bedroom Three

9' 5" x 8' 8" (2.87m x 2.64m)

Bathroom

Private Rear Garden

Elevated Front Garden

Ground Level Garage

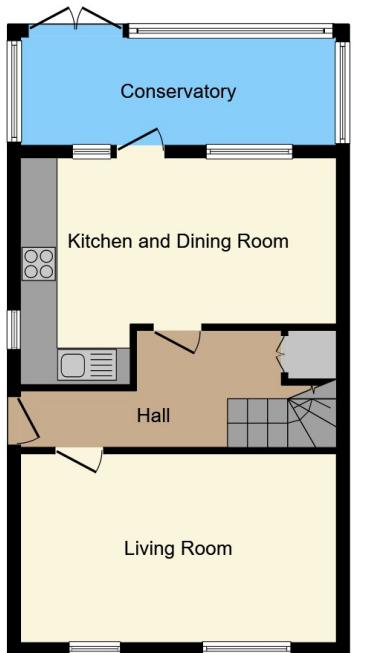
On Street Parking

Private Cul De Sac

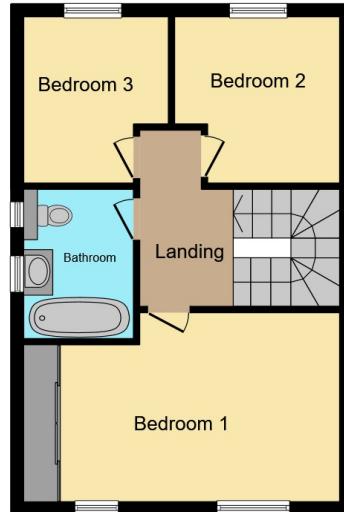
Close To Schools And Shops







Ground Floor



First Floor

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

Connells

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/LFD310863



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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