





Situated in the highly sought-after area of Etching Hill in Rugeley, Staffordshire, this traditional freehold property is offered for sale with no upward chain and vacant possession. Set on a large, beautifully lawned plot, this home is full of potential for buyers seeking to create their ideal living space.

Inside, the property features two well-proportioned reception rooms, perfect for both relaxing and entertaining. The spacious kitchen/diner is ideal for family meals and gatherings, with an adjoining utility room/WC for added convenience. Upstairs, there are three double bedrooms, each offering ample space for comfortable living, along with a modern four-piece family bathroom suite designed for relaxation.

Recently upgraded with new UPVC double-glazed windows and benefiting from gas central heating throughout, this home is well-equipped for comfort in every season. The expansive garden provides a tranquil outdoor space with plenty of potential for landscaping or future expansion, making it a wonderful choice for families and gardening enthusiasts alike.

This exceptional property in Etching Hill offers a rare chance to buy in a beautiful, peaceful area known for its community feel and scenic surroundings. Book your viewing today to explore the possibilities this charming home has to offer.



Porch

With a timber side entry door leading into, glazed window to side elevation, complementary patterned quarry tiled flooring throughout, central heating radiator, spotlighting to ceiling, smoke alarm, original internal timber door leading to:

Inner Hall

With staircase rising to the first floor landing, UPVC double glazed window to the front elevation, useful stairs storage cupboard, central heating radiator, smoke alarm, internal doors lead to:

Lounge

With 2xUPVC double glazed windows to rear and side elevations, service hatch, telephone point and central heating radiator.

Kitchen/Diner

With a UPVC double glazed window to the rear elevation, timber glazed windows to side elevation, central heating radiator, the kitchen features a range of matching base and eye-level storage cupboard and drawers with complementary tiling surrounding. A range of integrated appliances includes a one and a half stainless steel sink and drainer with mixer tap, oven, grill, five ring stainless steel gas hob with matching extractor hood, plumbing and freestanding space for white goods, internal door lead to:

Conservatory

With UPVC double glazed windows to side and rear elevations, UPVC double glazed door leading to the rear garden, tile Flo throughout, vaulted self cleaning double glazed glass roof, central heating radiator, internal door needing to:



Utility/W.C.

With a UPVC double glazed frosted glass window to the side elevation, low-level WC, wash hand basin with mixer tap, wooden worked up with under counter space and plumbing for white goods, central heating radiator, central heating combination gas boiler, carbon monoxide detector and spotlighting to ceiling.

Landing

With a UPVC double glazed window to the front elevation, smoke alarm, internal doors leading to:















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

132.35 m²

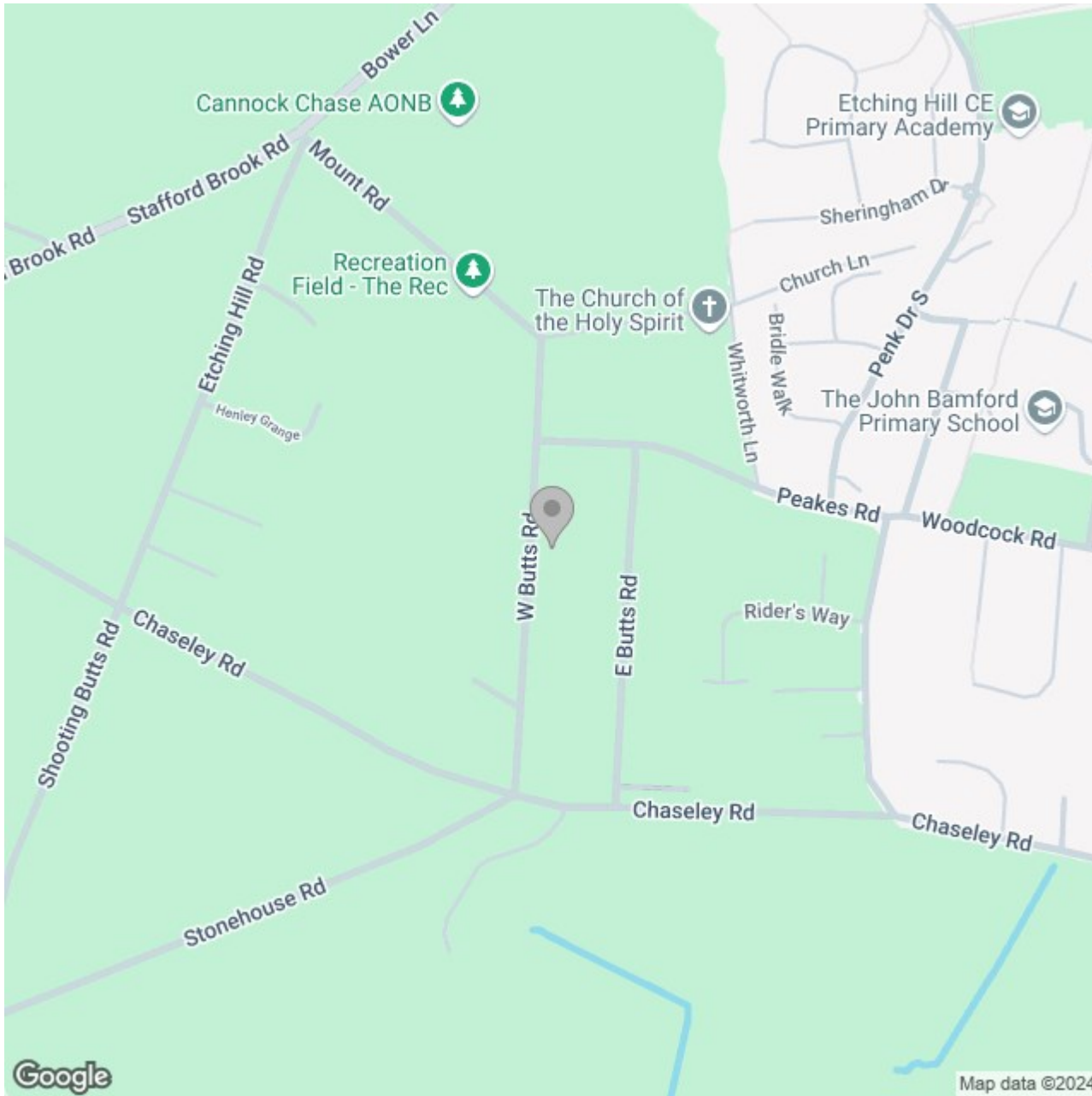
1424.62 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	