

# Your local property experts



8 Chaseley Croft, Shoal Hill, WS11 1HU

Guide Price £515,000



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Sales : 01889 577 731  
e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)  
w : [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)



**\*\* VIRTUAL TOUR AVAILABLE \*\* SHOAL HILL LOCATION \*\*** JR Properties are pleased to offer For Sale this distinctive, well presented detached family home situated in a highly regarded cul-de-sac location on the edge of Shoal Hill Common, Cannock Chase- an area of outstanding natural beauty. The property offers generous family living accommodation and has been well maintained throughout. The property comprises of an entrance porch, reception hallway, three reception rooms, breakfast kitchen, utility area, conservatory and guest WC. There are **FOUR DOUBLE** bedrooms, a modern family shower room and en-suite bathroom to master bedroom. There is a generous driveway with parking for several vehicles which leads to the detached double garage. To the rear is a private, enclosed, low maintenance garden. An early inspection is essential to appreciate all this fabulous house has to offer.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
Not energy efficient - higher running costs	(1-20)	<b>G</b>	
		74	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20)	<b>G</b>	



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