

# Your local property experts



70 Priory Avenue, Rugeley, WS15 1LQ  
Guide Price £325,000



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Sales : 01889 577 731  
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
VAT No: 167 4441 94 Company Reg: 7673595

**\*\* VIRTUAL TOUR AVAILABLE \*\*** JR Properties are pleased to offer for sale this stunning detached property located on the ever popular Hawksyard estate. Enjoying a private aspect position the property has had lots of extras and improvements by the current seller so internal inspection is highly recommended.

The property has the following features: Texecom alarm system with cctv system, Nest thermostat, AC in lounge and master bedroom, ceiling speakers with network and tv points to all rooms, EV car charger, Ring door system and outdoor sockets with lighting.

There is also no upward chain. The accommodation layout comprises of a welcoming reception hallway and guest wc, dining kitchen with integrated appliances and lounge with patio doors to rear garden. The first floor has master bedroom with en suite, two further bedrooms and main bathroom. Outside the property is positioned on a corner plot with single garage and driveway to side. The rear garden is landscaped with part wall perimeter not being overlooked with lawns, display borders and impressive decking and entertaining area-viewing essential!



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Energy Efficiency Rating	
	Current
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>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	78
	90

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
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>	
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