

Your local property experts



70 Priory Avenue, Rugeley, WS15 1LQ
Offers In Excess Of £300,000



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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 additional features: Air conditioning/heat pump systems to lounge and master bedroom; Intruder alarm and 4k CCTV system with App access; EV car charger; Speaker/TV and network cabling throughout; LED recessed lighting throughout the property; Integrated Smeg kitchen appliances; Various other smart home features.

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	Potential
Very energy efficient - lower running costs	(92 plus) A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		78	

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



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