

Your local property experts



81 Stonehouse Road, Etchingill, WS15 2LL

Guide Price £469,950



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Sales : 01889 577 731
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**** VIRTUAL TOUR AVAILABLE** **MOTIVATED SELLERS**** JR Properties are pleased to offer for sale this attractive detached dormer bungalow located on the rural fringes of CANNOCK CHASE in Etching Hill. Internally the property offers versatile accommodation and is beautifully presented throughout and benefits from attractive gardens to both sides of the property and must be viewed to be appreciated as opportunities like this don't arise often.

Offering: reception hallway leading to the following accommodation, a lovely spacious lounge with attractive log burner, dining room with bespoke staircase to the versatile additional lounge or potential bedroom three, generous main bathroom with bath and separate shower cubicle, bedroom two and kitchen. From here leads the inner hallway which has a door to the master bedroom with en-suite bathroom and a door leading to the side entry which then leads to the good sized garage.

The garage offers additional potential with stairs accessing the roof space.

Externally; the property has two driveways offering ample off road parking, one of which leads to the garage. There are attractive, established gardens to both sides of the property with open countryside views to the front and rear.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Planned	Current	Planned
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	99	
(92 plus) A	(92 plus) A		
(81-91) B	(81-91) B		
(69-80) C	(69-80) C		
(55-68) D	(55-68) D		
(39-54) E	(39-54) E		
(21-38) F	(21-38) F		
(1-20) G	(1-20) G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions		
England & Wales	England & Wales		
EU Directive 2002/91/EC	EU Directive 2002/91/EC		



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