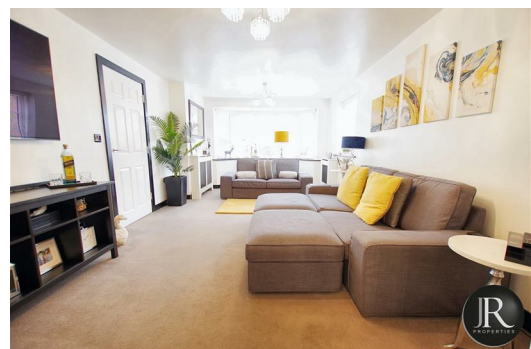


Your local property experts



1 Woodbury Walk, Rugeley, WS15 1DH

Guide Price £475,000



rightmove 
find your happy

Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com

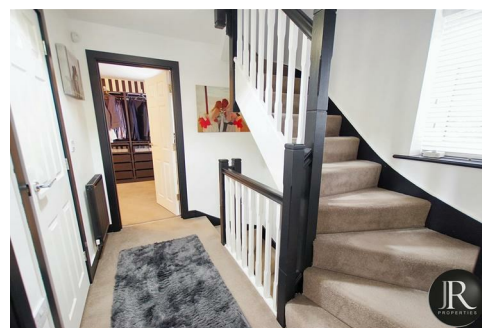
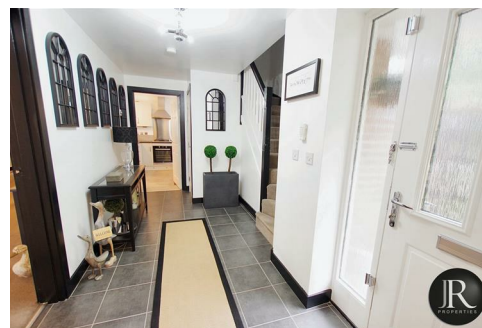
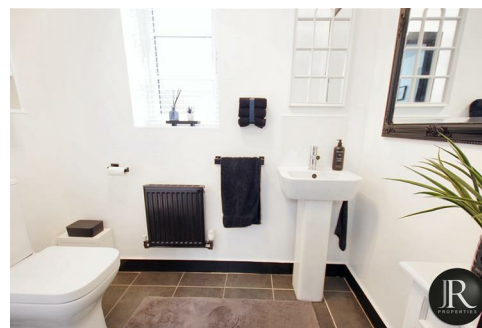
JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

**** VIRTUAL TOUR AVAILABLE ** CANAL SIDE LOCATION **** JR Properties are pleased to offer for sale this immaculate and tastefully presented three storey detached family home. Having four double bedrooms and three bathrooms the property offers a versatile layout. Backing onto The Trent and Mersey Canal the property enjoys an enviable cul de sac location. Viewing recommended to be appreciated.

The accommodation offers; a welcoming reception hall with stairs to the first floor, door to the guest cloakroom and further doors to the lounge and kitchen. The family lounge is a light spacious room with bay window to the side elevation and double doors leading to the open plan kitchen diner. From here there is access to the integral garage and French doors to the garden.

The first floor offers two double bedrooms, one with en-suite shower room, the family bathroom and stairs to the second floor where you will find a further two double bedrooms, with the master offering en-suite shower room, walk in wardrobe and French doors with Juliette balcony enjoying canal views.

Externally, the property is approached via a secluded pathway leading to the canopy entrance, there is parking for two vehicles and a single garage. The garden is well maintained with lawn, attractive display borders, two patio areas, pergola and backing directly onto The Trent and Mersey Canal. Potential mooring rights subject to application.



rightmove 
find your happy

Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(91-91) A		
(81-91) B			(80-90) 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		



rightmove 
find your happy

Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com