

Your local property experts



40 Fortescue Lane, Rugeley, WS15 2AE

Guide Price £499,950



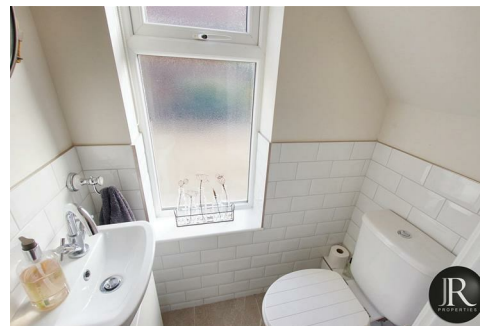
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

****VIRTUAL TOUR AVAILABLE**** JR Properties are pleased to offer for sale this superbly presented four bedroom character home in a popular and convenient location. This highly impressive detached property boasts period features and generous room sizes. The wonderful rear garden with Summerhouse adds to the flexible layout with adjoined annex with an additional reception room, double bedroom and shower room.

The accommodation is set across three floors, with an entrance hall, large living room, spacious kitchen/diner, utility room and guest WC all to the ground floor, as well as the adjoined annex consisting of an additional reception room, double bedroom and shower room, whilst to the first floor are the other three bedrooms and main bathroom, with a staircase leading up to the loft room, offering a range of potential uses. A large gated driveway is complimented by a very attractive and private garden. The property can also be offered with No Upward Chain if required.



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

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			
England & Wales		EU Directive 2002/91/EC	



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