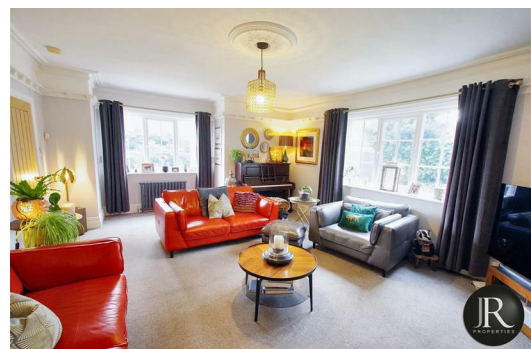


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4 West Butts Road, Rugeley, WS15 2LS

Guide Price £699,950



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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
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****VIRTUAL TOUR AVAILABLE**** JR Distinctive Homes are pleased to offer for sale this imposing detached property located on the rural fringes of Cannock Chase in the highly sought after area of Etching Hill. The property thought to be one of the oldest in the area sits on a private plot with gated driveway and detached garage. Gardens to all sides extend to approx 3/4 of an acre with mature trees and lawns with superb central wooden pergola and further seating/entertaining areas.

Internally you will find fully renovated and much improved accommodation which retains many period features and generous room sizes. The versatile layout has an additional annex providing office space or further bedrooms if required. Seldom do these type of properties become available in Etching Hill so an early viewing is recommended. The property is also offered with No Upward Chain.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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