

# Your local property experts



5 Canterbury Drive, Rugeley, WS15 1GH

Guide Price £399,950



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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
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**\*\*VIRTUAL TOUR AVAILABLE\*\*** JR Properties are pleased to offer for sale this impressive four bedroom detached family home located on the popular Birches development. Positioned on an enviable corner plot the property really must be viewed to appreciate.

The ground floor accommodation in brief comprises: reception through hallway, family lounge with feature media wall & attractive built in electric flame effect fire, separate dining room, refitted breakfast kitchen, generous conservatory and guest WC.

The first floors offers the master suite with refitted en suite, three further bedrooms and refitted family bathroom.

Externally; the property is approached by a driveway providing off road parking, low maintenance artificial lawn, tree & shrub display borders and gated side access to the rear.

There is a private rear garden with patio area, garden shed, lawn, attractive borders, additional patio with pergola, summer house and a roofed pergola which covers the hot tub.

The garage has been converted to utilise a useful cloaks room and currently a home gym. There is storage at the front of the garage accessed via the up & over door.



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(91-91) <b>A</b>		
(81-91) <b>B</b>			(80-90) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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