

# Your local property experts



2A Hagley Road, Rugeley, WS15 2AL

Guide Price £625,000



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Sales : 01889 577 731  
e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)  
w : [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)

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 impressive individually designed detached family home with generous accommodation that would suit a growing family. The property sits well back from the road behind screened hedgerow offering privacy and ample off road parking. We advise internally viewing to appreciate what's on offer.

The accommodation offers a versatile layout and is immaculately presented throughout which briefly comprises of an imposing reception hall, guest wc, study, snug, family lounge, dining room, breakfast kitchen & utility. There are three double bedrooms on the ground floor, two having ensuite shower rooms and family bathroom. The staircase leading from the reception leads to an additional generous reception family room, currently being used as a snooker room which could be considered as negotiable. From here there is a fourth bedroom with ensuite bathroom.

Following the utility room, there is a self contained separate entrance with additional guest wc, access to the double garage and stairs to the versatile reception room currently used a gym but offers scope for bedroom five; perfect for older children/elderly family members or to work from home.

Externally; the property has wrap around private gardens with lawns, borders, patio areas, storage room and gated side access to the front. There is extensive frontage with lawn, sizeable block paved drive, hedge perimeter and the double garage with electric 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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