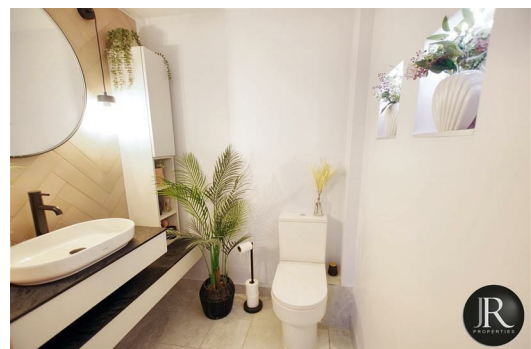


Your local property experts



25a West Butts Road, Rugeley, WS15 2LS

Guide Price £700,000



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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 immaculately presented and much improved detached property located in a sought after area on the rural fringes of Cannock Chase. The property has undergone recent renovations finished to an exceptional show home standard which include a stunning bespoke open plan kitchen that must be seen to appreciate. The versatile accommodation layout is set over three floors with five double bedrooms all of which have built in wardrobes and three bathrooms.

The open plan kitchen/living room includes the following- wine fridge, integrated AEG dishwasher, Quooker hot tap, integrated Zanussi larder freezer, integrated AEG larder fridge, Neff cooker, AEG induction hob with built in extractor fan, three electric skylight windows, media wall with a built in remote control heated fire surround including multi light functions, led strips under kitchen & media wall, smoke alarms linked to the main electric switch board, built in refuse bins to kitchen.

The property has underfloor heating throughout downstairs & upstairs with thermostats in every room. Externally the property has beautiful landscaped gardens with open views to rear and a large driveway providing off road parking for several vehicles. Again the attention to detail of this wonderful property has been extended to the outside with a new front canopy and cast iron guttering.



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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		



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