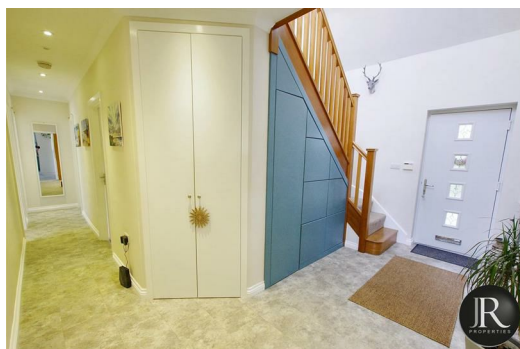


# Your local property experts



3 West Butts Road, Rugeley, WS15 2LS

Guide Price £695,000



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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 unique detached dormer style property located on the rural fringe of Cannock Chase. The property sits back from the road behind gates with a large frontage and double detached carport.

Internally the accommodation is vast spread over two floors with five spacious bedrooms and four bathrooms. Again large living accommodation can be found with imposing hallway, main reception room and very impressive kitchen with an orangery style extension to rear overlooking the gardens.

Outside the property has private gardens to three sides, plentiful off road parking and viewing is essential to appreciate.



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

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



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