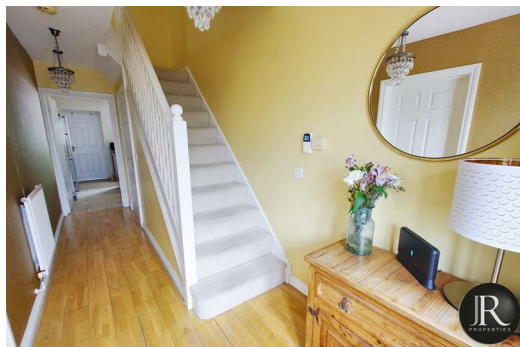


Your local property experts



26 Pinetrees, Brereton, WS15 1EQ

Guide Price £485,000



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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

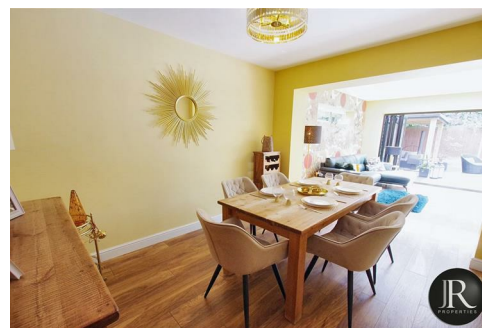
****VIRTUAL TOUR AVAILABLE**** JR Properties are pleased to offer for sale this impressive detached family home situated on the edge of Cannock Chase. Immaculately presented throughout and with many improvements, the property really must be viewed to appreciate the accommodation on offer and its location.

The ground floor accommodation offers; a welcoming entrance hallway with stairs to the first floor and doors leading to the lounge with feature fireplace, guest wc and kitchen. The fitted breakfast kitchen has integral appliances and central island which opens into the family snug and further leading to the handy utility room and dining reception room opening in to the impressive orangery with bi-fold doors to the rear garden.

On the first floor there are four **GENEROUS** bedrooms. Bedrooms one and two both having en-suites and the family bathroom.

Externally; there is a delightful landscaped rear garden with Cannock Chase as its backdrop, having a large patio with covered pergola and offering plenty of seating areas, lawn and access to front. There is a good sized drive to the front offering ample off road parking.

Part of the garage has been converted in to accommodation but the front still provides storage space.



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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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