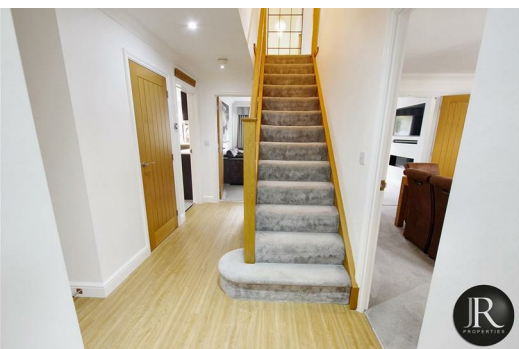


# Your local property experts



7 Lower Birches Way, Rugeley, WS15 1GA

Guide Price £499,950



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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 immaculately presented FIVE bedroom detached family home located on the popular Birches development. Really must be viewed to appreciate.

The ground floor accommodation in brief comprises: a welcoming reception through hallway, guest WC, family lounge with feature media wall & attractive built in gas fire, separate dining room, second reception room, refitted breakfast kitchen with Quartz worktops & splash backs, an Oak breakfast bar, NEFF integrated appliances include hide & slide oven, microwave oven combo, five zone induction hob, wine cooler, Bosch integrated tall fridge and separate tall freezer and utility room having integrated washing machine & tumble dryer. The first floors offers the master suite with dressing room & refitted ensuite, bedrooms two & three having refitted Jack & Jill ensuite, two further bedrooms and refitted family bathroom with a tile TV installed. There are window shutters fitted to all front facing windows.

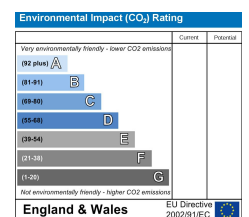
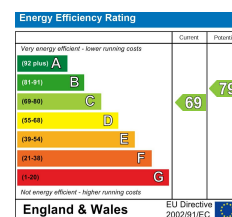
Externally to the front there is a good sized block paved drive, double garage and gated side access leading to rear. There is a private landscaped rear garden with a large patio area, garden shed, lawn, attractive borders and BBQ area.

Notes: New Worcester Bosch central heating boiler fitted September 2021 with Nest heating system. New front door fitted. Kitchen & Utility refitted November 2021. Security cameras fitted front and rear which are linked to mobile phones. New carpets fitted throughout.



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