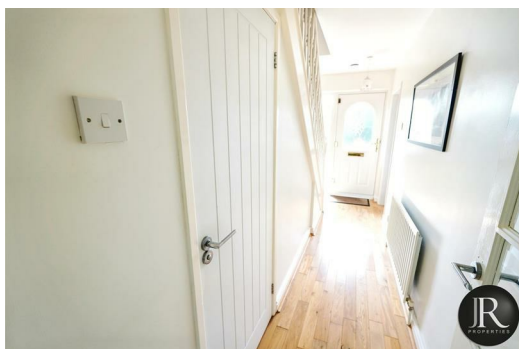


# Your local property experts



22 Finches Hill, Etching Hill, WS15 2TN

Guide Price £375,000



**rightmove**   
find your happy

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

Situated on a generous, elevated plot in the highly sought-after area of Etching Hill, this beautifully presented three-bedroom detached family home offers a perfect blend of space, modern style, and privacy. Tucked away in a quiet, peaceful cul-de-sac, the property boasts a large frontage with extensive off-road parking for several vehicles. Inside, the home has been thoughtfully updated to a high standard, featuring a modern kitchen and bathroom, making it completely move-in ready.

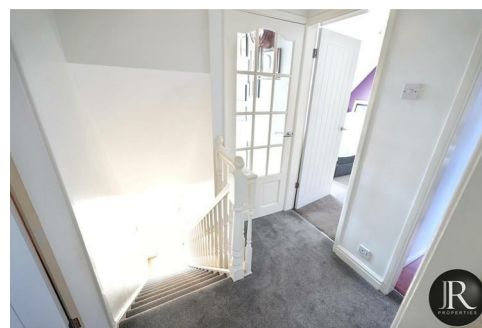
With motivated sellers keen to secure a sale, this is an incredible opportunity for families, professionals, or downsizers looking to settle in one of the area's premier locations.

**Entrance Hall:** A welcoming start leading into the main living areas with a guest wc. **Spacious Living/Dining Room:** A bright and expansive living space, flooded with natural light, offering plenty of room for both comfortable seating and a family dining setup. **Kitchen:** The heart of the home, beautifully modernized with a range of contemporary wall and base units, sleek worktops, and integrated appliances.

**Master Bedroom:** A generous double bedroom with ample space for wardrobes. **Bedroom Two:** Another well-proportioned double room overlooking the rear garden. **Bedroom Three:** A versatile single room, perfect for a child's bedroom, nursery, or a dedicated home office. **Family Bathroom:** A stunning, modern suite featuring a crisp design, premium tiling, and high-quality sanitary ware.

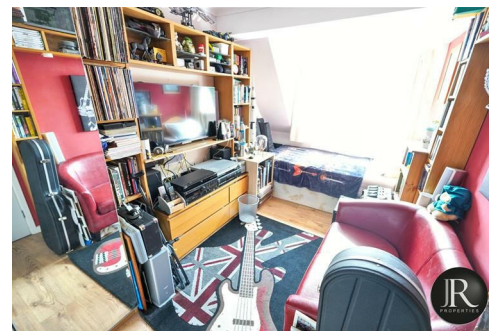
#### Why Etching Hill?

Etching Hill remains one of the most desirable residential pockets in the area. Known for its quiet, community-focused atmosphere, it provides easy access to excellent local schooling, essential amenities, and transport links. Better yet, the breathtaking landscapes of Cannock Chase (an Area of Outstanding Natural Beauty) are just moments away, perfect for walking, cycling, and exploring.



**rightmove**   
find your happy

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



| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs | A |         |           |
| (92 plus)                                   | B |         |           |
| (81-91)                                     | C |         |           |
| (69-80)                                     | D |         |           |
| (55-68)                                     | E |         |           |
| (39-54)                                     | F |         |           |
| (21-38)                                     | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 60      | 69        |
| EU Directive 2002/91/EC                     |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|-----------------------------------------------------------------|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A |         |           |
| (91-91)                                                         | B |         |           |
| (80-90)                                                         | C |         |           |
| (69-80)                                                         | D |         |           |
| (55-68)                                                         | E |         |           |
| (39-54)                                                         | F |         |           |
| (21-38)                                                         | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| England & Wales                                                 |   |         |           |
| EU Directive 2002/91/EC                                         |   |         |           |



**rightmove**   
find your happy

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