

# Your local property experts



107 Burnthill Lane, Rugeley, WS15 2HW

Guide Price £395,000



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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
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JR Properties are delighted to welcome to the market this deceptively spacious and highly versatile four/five-bedroom detached family home. Situated on a popular and well-regarded residential estate in Rugeley, this property occupies a prime corner plot and is offered to the market with the distinct advantage of No Upward Chain.

Thoughtfully modified and improved by the current owners, the property offers fantastic flexibility for growing families or those requiring dedicated work-from-home space.

**Ground Floor:** The ground floor living accommodation boasts exceptional versatility. A standout feature is the superb garage conversion, which now serves as a spacious fifth bedroom or an additional reception room, complete with the convenience of an adjoining ground floor shower room. To the rear of the property, a large conservatory floods the home with natural light, providing a wonderful secondary living space or dining area that seamlessly connects the indoors with the rear garden.

**First Floor:** Stairs rise to the first-floor landing, leading to four well-proportioned, good-sized bedrooms. The master bedroom benefits from a stylishly refitted ensuite. The remaining three bedrooms are served by an impressive family shower room, which has also been recently refitted to a high contemporary standard.

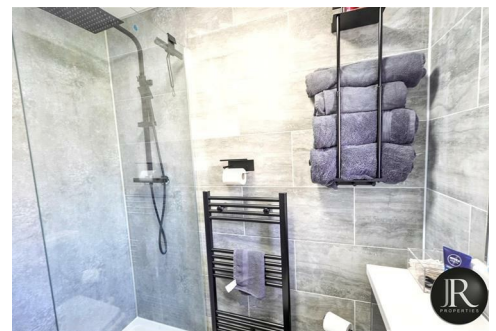
**Outside:** Externally, the property's enviable corner position provides excellent curb appeal. To the front, a generous driveway provides ample off-road parking for multiple vehicles. To the rear, the private and enclosed garden offers a fantastic space for outdoor entertaining, family life, or simply relaxing in a tranquil setting.

**Location:** Located in a highly sought-after Rugeley estate, the property is perfectly positioned for access to excellent local amenities, reputable schools, and fantastic transport links, while being just a short distance from the stunning Cannock Chase



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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (91-91) <b>A</b>                                                |         |           |
| (81-91) <b>B</b>                            |         |           | (80-90) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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