

Your local property experts



9A East Butts Road, Rugeley, WS15 2LU

Guide Price £599,950



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Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com

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

****VIRTUAL TOUR AVAILABLE**** Prestige Homes by JR Properties are pleased to offer for sale this executive detached property located in a prime residential area of the town. Built to an individual design and being offered with no upward chain this four bedroom family home needs to be viewed to appreciate. Etching Hill is located on the rural fringes of Cannock Chase with easy access to local towns Rugeley and Stafford with good commuter links.

Accommodation comprises briefly of: Hallway, guest wc, large lounge, dining room, breakfast kitchen, utility room, four bedrooms, master with en suite and family bathroom. Outside the property sits back from the road with a block paved driveway for several vehicles, single garage and electric charging point. The rear garden is private with lawns, patio and side access.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	(1-20)	G	
		69	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not environmentally friendly - higher CO ₂ emissions	(1-20)	G	

England & Wales EU Directive 2002/91/EC

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