

# Your local property experts



**68 Canterbury Drive, Rugeley, WS15 1GH**  
**Offers In The Region Of £399,950**



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



**\*\* VIRTUAL TOUR AVAILABLE \*\* NO UPWARD CHAIN \*\* VIEWING HIGHLY RECOMMENDED \*\*** JR Properties are pleased to offer For Sale the extremely well presented four bedroom detached family home situated on the ever popular Birches Development being within walking distance to Cannock Chase.

The ground floor accommodation offers; reception hallway, guest wc, family lounge, separate dining room and fitted breakfast kitchen. The first floor offers four good sized bedrooms, en-suite to master and family bathroom. Externally; there is an attractive rear garden with artificial lawn, display borders, lovely patio area, garden shed and side access. There is a front garden also, a good sized drive which leads to the integral garage.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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