

# Your local property experts



165A Chaseley Road, Rugeley, WS15 2LQ  
Offers In Excess Of £750,000



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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 outstanding barn conversion located in the highly sought after area of Etching Hill close to Cannock Chase-An area of outstanding natural beauty.

Built just over 20 years ago by the current seller the property is appointed to a high standard and has a wonderful blend of traditional features with contemporary influences.

Externally finished in reclaimed brick with tasteful wooden windows and doors the all ground floor accommodation comprises: three double bedrooms, large hallway/ garden room, wonderful open plan kitchen with dining area and sitting room with vaulted ceiling, master suite with dressing room and en suite, main bathroom, study/ bedroom four, utility and guest wc.

Externally the property sits back from the road with a graveled driveway providing off road parking for several vehicles. A detached double garage with electric doors provides excellent storage. The established gardens to all sides feature an array of specimen trees and shrubs with manicured lawns and a large central patio terrace.



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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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
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>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
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