

Your local property experts



28 East Butts Road, Rugeley, WS15 2LU

Guide Price £650,000



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

JR Properties are pleased to offer for sale a rare and exciting opportunity to acquire a substantial five-bedroom detached family home occupying a commanding and desirable corner plot at the junction of Eastbutts Road and Peaks Road in the sought-after area of Etching Hill. Available with no upward chain, this property requires a comprehensive program of updating and modernization throughout, making it the perfect blank canvas for growing families or those looking to create their bespoke forever home.

The standout feature of this property is its exceptional plot size, boasting wrap-around mature gardens, an abundance of off-road parking, and a detached double garage.

Agent's Note

****Development Potential:**** Given the sheer size of the plot on the corner there is massive potential not only to significantly extend the existing dwelling but also potential for separate development on the plot, subject to obtaining the necessary local authority planning consents. Early viewing is highly advised to appreciate the scale of accommodation and space on offer.

****Entrance Hall:**** A spacious and welcoming entrance naturally lit, featuring stairs rising to the first floor and doors leading to the primary ground floor accommodation.

****Living Room:**** A bright, dual-aspect reception room featuring large windows looking out onto the expansive gardens. An ideal space for family gatherings.

****Dining Room:**** A second well-proportioned reception room positioned next to the kitchen, offering the perfect opportunity to knock through and create a modern, open-plan kitchen/diner/family room.

****Kitchen:**** Requiring refitting, currently comprising a range of base and wall units, sink unit, and windows overlooking the rear garden.

****Utility Room:**** A practical dedicated space situated off the kitchen, with plumbing for appliances and a personal door leading out to the side/rear plot.

****Guest WC:**** Conveniently located off the hallway, fitted with a low-level WC and wash hand basin.

First Floor

****Landing:**** Giving access to all five bedrooms, the family bathroom, and the loft space.

****Bedroom One:**** A generous master bedroom with ample space for built-in or freestanding wardrobes.

****Bedroom Two:**** A further spacious double bedroom with views over the front aspect.

****Bedroom Three:**** A double bedroom overlooking the rear gardens.

****Bedroom Four:**** A comfortable bedroom ideal as a child's room or guest space.

****Bedroom Five:**** A versatile fifth bedroom, perfect for use as a home office, study, or nursery.

****Main Bathroom:**** Requiring modernization, currently fitted with a family bath, wash hand basin, and low-level WC.

Outside & Grounds

****The Plot:**** The property sits centrally on a remarkably large, established corner plot. The gardens wrap around the front, side, and rear, laid mainly to lawn with mature trees, shrubs, and hedgerows providing a high degree of privacy.

****Parking & Driveway:**** An extensive driveway provides extensive off-road



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parking for multiple vehicles.

*****Detached Double Garage:***** Equipped with up-and-over door, power, and lighting. An excellent space for secure vehicle storage, a workshop, or potential conversion into a home gym/annexe (STPP).

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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		

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		



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