

Your local property experts



17 Lupin Drive, Huntington, WS12 4US

Offers In The Region Of £265,000



Sales : 01889 577 731

e : enquiries@jrpropertiesstaffs.com

w : www.jrpropertiesstaffs.com

**** VIRTUAL VIEWING TOUR ONLINE **** JR Properties are pleased to offer For Sale this very well presented three/four bedroom three storey property situated in a popular residential location closely positioned to Cannock Chase; an area of natural beauty. The accommodation offers versatile family living and must be viewed to appreciate.

The accommodation offering; a welcoming entrance hall with stairs to first floor, door to guest wc and door to the generous open plan kitchen, dining & family room with two large storage cupboards and French doors leading to the rear garden. The first floor offers a good sized lounge or potential double bedroom having French doors with Juliette balcony, family bathroom, further single bedroom and stairs leading to the second floor which offers two double bedrooms; one having an ensuite shower room.

Externally; the property has an attractive, low maintenance rear garden with patio area, artificial lawn, shrub & gravel display area and paved path leading to rear gate which gives access to the garage and drive. There is a front garden with lawns & shrub display borders and paved path to entrance.

The garage is positioned at the end of the terraced properties separate to the property, has an up & over door, power, lighting and overhead storage. There is a drive in front of the garage.



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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|--|--|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (70-80) C | | | |
| (55-69) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |
| Very environmentally friendly - lower CO ₂ emissions | | Current | Potential |
| (92 plus) A | | | |
| (81-91) B | | | |
| (70-80) C | | | |
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