

Your local property experts



17 Lupin Drive, Huntington, WS12 4US
Offers In The Region Of £265,000



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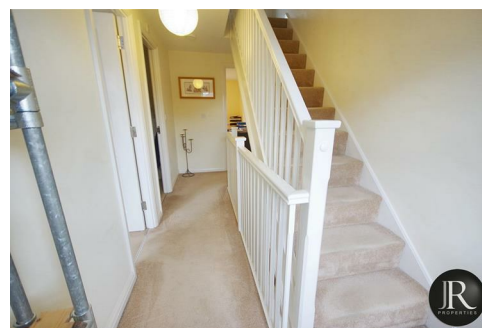
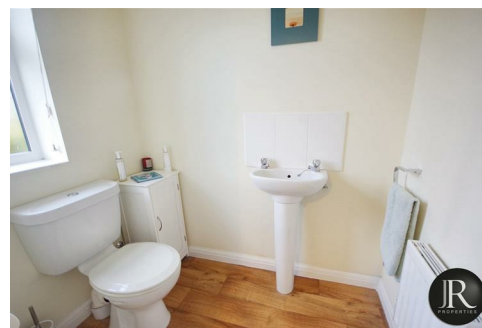
JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

**** 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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(91-91) A		
(81-91) B			(80-90) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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