

# Your local property experts



Cutty Sark, 92 Wolseley Road, Rugeley, WS15 2ET

Offers In The Region Of £525,000



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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
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JR Properties are pleased to offer For Sale this rare opportunity to acquire "Cutty Sark," a truly iconic and distinctive 1920s detached residence positioned on one of the area's most sought-after roads. Standing proudly on an exceptionally large, well-established plot, this charming home perfectly blends period character with vast potential, making it the ultimate forever home for a growing family. From the moment you pull onto the impressive in-and-out driveway, the property commands attention.

Inside, the property boasts a generous and versatile layout with the ground floor offering a mix of family spaces and light-filled conservatories. There is a modern well equipped kitchen, a separate utility room and a convenient guest WC.

The first floor has three remarkably generous bedrooms, a contemporary family bathroom and an additional separate WC.

The exterior of "Cutty Sark" is where this property truly sets itself apart. The front features a sweeping in-and-out driveway, offering premier kerb appeal and effortless parking for multiple vehicles. To the rear lies an extensive, mature garden plot. Enclosed and private, the gardens offer a sprawling canvas for keen gardeners, outdoor play, or future potential for extension.



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

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