

Your local property experts



24 Etching Hill Road, Rugeley, WS15 2LW
Offers In The Region Of £325,000



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Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com

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

**** VIRTUAL TOUR AVAILABLE** UNEXPECTEDLY BACK ON THE MARKET**
**** JR Properties are pleased to offer For Sale this very well presented detached family home situated on the popular Etching Hill Road with open views to the front. We advise viewing to appreciate the accommodation and its location.**

The extended spacious ground floor accommodation consists of an entrance hall with stairs leading to the first floor, lounge with an attractive feature log burner; then opening in to the generous dining family room which also offers a versatile space for home study or play room, guest WC/utility and the good sized kitchen having plenty of storage and space for appliances.
To the first floor there are three bedrooms and family bathroom.

Externally; the property offers ample off road parking to the front and an attractive private rear garden with patio areas, lawn, shrubbery display borders and gated side access to the front.

In addition the property has pre-planing permission already approved for an extension and also has No Upward Chain.



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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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(91-91) A		
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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