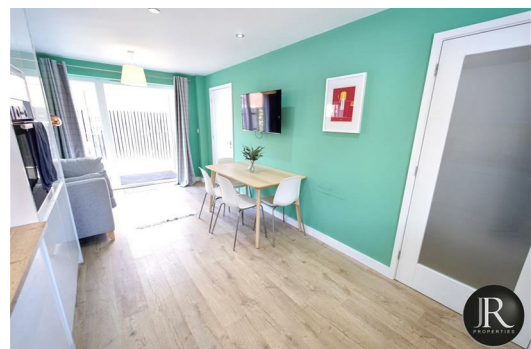


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4 Crabtree Avenue, Rugeley, WS15 1SL

Guide Price £215,000



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

****VIRTUAL TOUR AVAILABLE**** JR Properties are pleased to offer for sale this Charming & Unique Two-Bedroom Detached Coach House. Nestled within the highly sought-after Hawksyard Estate, this unique property is a rare find. Having undergone a thoughtful transformation and conversion by the seller, the property seamlessly blends character with contemporary living.

The ground floor welcomes you with a spacious, beautifully redesigned kitchen diner—perfect for entertaining—alongside a highly practical utility area and a convenient downstairs WC. Upstairs, the impressive first-floor layout boasts a generous lounge flooded with natural light, complete with a stylish Juliet balcony. Both bedrooms are comfortable doubles with a modern family bathroom.

Outside, the property benefits from an invaluable parking space to the front and a lovely, enclosed private garden to the rear—a rare feature for a coach house.



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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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