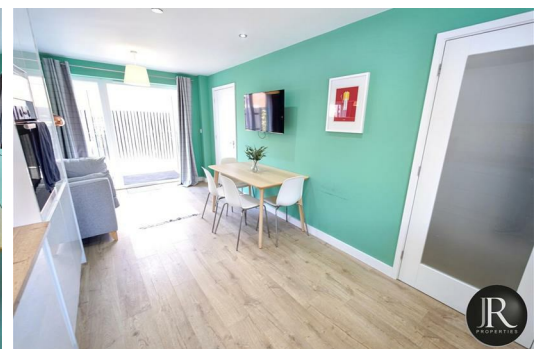


# Your local property experts



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		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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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