

Your local property experts



72 Albany Drive, Rugeley, WS15 2HP

Guide Price £289,995



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Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
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JR Properties are pleased to offer for sale this impressive detached family home located in a sought after area of the town. The property is situated on a large corner plot with extensive driveway to provide parking for several vehicles. Internally the property has a high specification throughout and a viewing is highly recommended.

Hallway

A welcoming start to the property with oak internal doors and tiled flooring, radiator and spot lights to ceiling

Guest WC

Having low level wc, window to front aspect and wash hand basin with modern tiling to walls

Lounge

18'5" x 8'3" (5.616 x 2.538)

A lovely room with bay window to front, two radiators, feature fireplace and recessed display alcoves and spot lights to ceiling

Kitchen/ Diner

14'8" x 13'7" (4.483 x 4.151)

A generous size kitchen with dining area and access to rear garden and conservatory. The kitchen consisting of wall and base mounted units with work surfaces over, inset sink and drainer, integral Range style cooker with fitted extractor, fridge, dishwasher and space for washing machine. Part wooden and tiled floor with window and patio doors to rear garden, storage cupboard and door leading to

Conservatory

18'10" x 8'9" (5.756 x 2.677)

A useful space having double glazed windows and doors to rear garden, wooden flooring and radiator.

Landing

Having loft access and window to side

Bedroom One

14'2" x 10'10" (4.329 x 3.316)

An impressive room with two windows to front, radiator, fitted wardrobes, spot lights to ceiling and large storage cupboard

Bedroom Two

11'10" x 8'7" (3.619 x 2.621)

Having window to rear and radiator

Bedroom Three

8'9" x 5'7" (2.675 x 1.703)

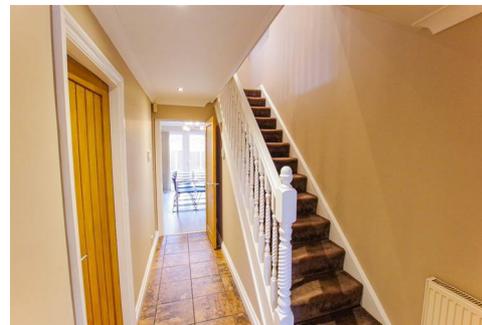
Again window to rear, radiator and cupboard housing central heating boiler

Bathroom

Having a suite comprising low level wc, feature wash hand basin, Jacuzzi bath with shower over, spot lights to ceiling, tiling to walls, window to side and heated towel rail

Detached Garage

Having up and over entrance door to front, courtesy door to side and power with lighting



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Outside

The property sits on a generous corner plot with parking for several vehicles to front enclosed by hedge borders. There is access to both sides of the property, the driveway extends to one side with wooden gates leading to the detached garage. The rear garden is laid to artificial lawn with large patio area. The property has ample room for extending either side (subject to planning).

Disclaimer:

General Note: Whilst we endeavour to make our sales details accurate and reliable. If there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co operation in order that there will be no delay in agreeing the sale.

The Property Misdescriptions Act 1991: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or Surveyor.

Tenure: References to the tenure of the property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their Solicitor.

Viewing: Strictly by prior appointment through JR Properties Ltd on 01889 577731. Full details of all our properties can be found on our website: www.jrpropertiesstaffs.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
55	84		

England & Wales EU Directive 2002/91/EC



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