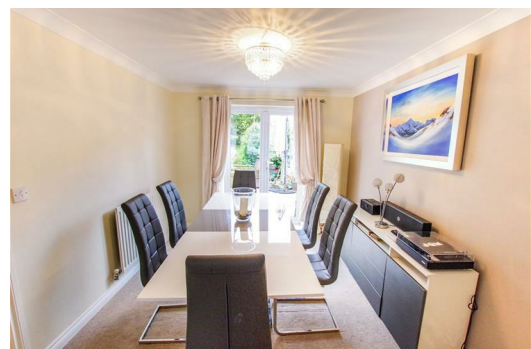


Your local property experts



103 Burnthill Lane, Rugeley, WS15 2HW

Guide Price £339,950



rightmove 
find your happy

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

JR Properties are pleased to offer for sale this well presented and spacious detached family home. Located in a sought after area this five bedroom detached house offers a versatile layout with well maintained gardens and plentiful off road parking to fore-viewing essential!

Hallway

Approached via contemporary front door, having stairs off to first floor, radiator, double doors to lounge and access to:

Guest WC

Having radiator, window to front, low level wc and wash hand basin

Lounge

17'9" x 10'7" (5.417 x 3.243)

Having large window to front, access to dining room, radiator, feature fireplace with gas fire

Dining Room

11'3" x 9'0" (3.445 x 2.758)

Having radiator, door to kitchen, patio doors to rear garden and access to lounge

Breakfast Kitchen

16'6" x 11'10" (5.049 x 3.612)

A range of modern wall and base mounted units with work surfaces over, inset sink and drainer, integral dishwasher, inset recessed electric hob, double oven, tiled floor, radiator, window and patio doors to rear garden and door to

Utility Room

9'0" x 4'9" (2.757 x 1.471)

Having wall and base mounted units with work surfaces over, inset sink and drainer, space and provision for washing machine and dryer, wall mounted central heating boiler and door to side of property

Landing

Having loft access and doors to

Bedroom One

11'7" x 10'9" (3.543 x 3.288)

Two front facing windows, radiator and door to

En Suite

Having low level wc, wash hand basin, radiator shower cubicle and side facing window

Bedroom Two

11'5" x 10'4" (3.495 x 3.153)

Having rear facing window, radiator and door to

En Suite

Again having shower cubicle, low level wc, heated towel rail, wash hand basin with storage beneath

Bedroom Three

15'5" x 8'3" (4.707 x 2.530)

Front facing window and radiator

Bedroom Four

11'3" x 8'4" (3.446 x 2.557)

Rear facing window with radiator



rightmove 
find your happy

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

Bedroom Five

8'5" x 6'2" (2.567 x 1.883)

Front facing window and radiator-ideal to be used as home office

Main Bathroom

Having suite comprising low level wc, wash hand basin, bath with shower over and rear facing window

Garage

Having power and electric with side door

Outside

The property sits behind a block paved frontage providing off road parking for several vehicles. The side access leads to the rear garden having a large decked terrace, lawns with stocked borders and not being directly overlooked.

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	
Current	Potential
74	82

Environmental Impact (CO ₂) Rating	
Current	Potential



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