

Your local property experts



19 East Butts Road, Rugeley, WS15 2LU  
Offers In Excess Of £450,000



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Sales : 01889 577 731  
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JR Properties are pleased to offer for sale this exceptional detached bungalow located in a highly desirable area close to Cannock Chase. Offered with No Upward Chain the bungalow is positioned behind electric gates and the private plot is not overlooked. Internally the accommodation briefly comprises three good size bedrooms, two reception rooms and kitchen with utility. Viewing is essential to appreciate this immaculately presented and well maintained property.

### Hallway

Having entrance porch with Kardean flooring and further door to Hallway-Having attractive Kardean flooring, doors leading off to accommodation, storage cupboard, airing cupboard with double doors with shelving

### Guest WC

Having low level wc, wash hand basin, double glazed window to side, radiator and Kardean flooring

### Lounge

16'6" x 11'7" (5.051 x 3.539)

A lovely room with patio doors to conservatory, Kardean flooring, feature gas fire and radiator

### Dining Room

11'2" x 8'2" (3.427 x 2.506)

Again having Kardean flooring, radiator and double glazed window to rear

### Conservatory

12'2" x 10'3" (3.709 x 3.146)

Having radiator and double glazed windows and French doors to garden

### Breakfast Kitchen

11'6" x 7'6" (3.515 x 2.310)

Having an attractive range of wall and base mounted units with work tops over, laminate flooring, inset sink and drainer, integral electric double oven and hob, fridge freezer, dishwasher, radiator, spotlights to ceiling, double glazed window to rear and archway to dining room

### Utility Room

7'3" x 4'9" (2.223 x 1.448)

Again having base mounted units with inset sink and drainer, space for appliances, wall mounted central heating boiler and double glazed window and door to side of property

### Bathroom

Having low level wc, vanity wash hand basin, heated towel rail, double walk in shower with water jets, spot lighting to ceiling and double glazed window to side

### Bedroom One

12'9" x 9'11" (3.895 x 3.035)

Having Kardean flooring, radiator, fitted wardrobes and drawers with double glazed window to front

### Bedroom Two

11'1" x 8'5" (3.387 x 2.567)

Having Kardean flooring, radiator and double glazed window to front

### Bedroom Three

9'8" x 8'6" (2.961 x 2.611)

Having radiator, fitted wardrobes and drawers and double glazed window to front



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## Outside

The property enjoys a private plot with electric gated arbor to front and extensive block paved driveway with small front garden. The property has access to both sides with lovely rear garden having immaculate lawns, mature shrubbery and stocked borders, patio area and garden shed

## Garage

16'5" x 8'9" (5.010 x 2.685)

Having electric roller door, door and window to side and power with lighting

## 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](http://www.jrpropertiesstaffs.com)



| Energy Efficiency Rating                    |         |
|---|---------|
|   | Current |
| 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 |         |
|   | 64      |

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |
|---|---------|
|   | Current |
| 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 |         |

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