

Your local property experts



3 Horns Croft, Slitting Mill, WS15 2YQ
Offers In The Region Of £599,995



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

**** VIRTUAL ONLINE TOUR AVAILABLE ** NO CHAIN **** Prestige by JR Properties are pleased to offer For Sale this attractive four/five bedroom detached family home situated within a secluded cul de sac in the popular village of Slitting Mill. Being a short walk to Cannock Chase, an area of natural beauty perfect for those lovers of cycling, walking, running & horse riding. We advise internal viewing to appreciate the versatile & extremely well presented accommodation on offer.

In more detail the ground floor accommodation offers a welcoming reception through hallway with stairs leading down to the lower ground accommodation and doors off to; family lounge with feature inglenook & log burner, an impressive large open plan dining kitchen & sitting room enjoying the magnificent open views, refitted guest WC, master bedroom with refitted ensuite and additionally a generous reception room offering a versatile space for a bedroom, gym or games rooms.

The lower ground floor offers three good sized bedrooms, refitted family bathroom and utility.

Externally the front provides a generous, well-maintained driveway offering ample parking, a double detached garage with electric roller shutter doors & gated accessed from both sides to the rear.

The rear features a generous and private garden with lawn, patio, mature and well established borders and garden shed.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
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