

Your local property experts



17 Church Lane, Etching Hill, WS15 2TH

Offers In Excess Of £315,000



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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
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****VIRTUAL TOUR AVAILABLE**** JR Properties are pleased to offer For Sale this extremely well presented semi detached family home positioned in a lovely quiet lane within a highly sought after location being close to Cannock Chase and walking distance to local schools.

The property offers generous accommodation and is positioned on an extensive plot. The property sits back from the road behind a deep frontage of garden and driveway for several vehicles which leads to the drive through garage & workshop giving access to the rear garden and offering additional parking and rear access from Penk Drive North. The large attractive rear garden is not overlooked incorporating well maintained lawns, patio & seating, an abundance of well established shrubbery and garden shed.

The accommodation comprises of a bright and welcoming hallway with stairs to the first floor accommodation, there is a door to the spacious family living & dining room where there is a patio door leading to the conservatory. The modern fitted kitchen also leads from the hallway and offers integrated appliances. From here leads the utility, guest WC and additional door to the conservatory. This in turn leads to the rear garden. The first floor offers three spacious bedrooms and the family shower room. There is a delightful view from the landing over Cannock Chase and has easy access to the loft room which could offer further development subject to planning.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(91-91) A		
(81-91) B			(80-90) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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