

# Your local property experts



5 Talbot Street, Rugeley, WS15 2EQ

Guide Price £389,950



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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 rare opportunity to purchase this traditional detached family home on Talbot Street first time to the market in over 40 years and conveniently situated within walking distance to the town centre and train station for easy commuting. The property is being sold with no upward chain and offers huge potential and development subject to planning. We advise internal viewing to appreciate the accommodation on offer, its location and the potential on offer.

The accommodation comprises of entrance porch, welcoming reception hall with stairs leading to the first floor and doors off to the two reception rooms and study which offers the versatile use of a potential fourth bedroom. The extended impressive refitted kitchen is located off the second reception room and offers integral appliances, a useful pantry and access to the utility room.

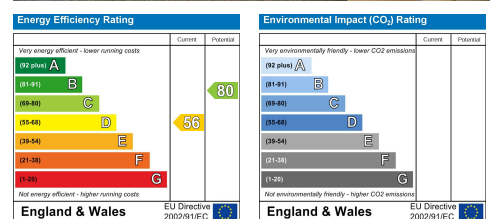
The first floor consists of three generous bedrooms; two offering ample fitted wardrobe space and the front bedroom having a delightful view of St Joseph & St Etheldreda Church, the refitted shower room and a separate WC.

Externally, the property sits on a good sized plot with ample parking to the front which leads to the main entrance, carport and garage. The garage has an up and over door, offers access to an additional WC and doors to the study and rear garden. There is an extensive rear garden with patio, lawn, established lawns, garden sheds and gated side access to the front.



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