



**MOOR LANE, RUGELEY, WS15**  
£2,350 per month\*

**Carter Jonas**

# MOOR LANE, RUGELEY, WS15

A 5 bedroom detached period property with separate paddock totalling circa 1.4 acres.

Accommodation comprises - GF: 2 Reception rooms, kitchen/dining room, utility, storeroom, W/C FF: Galliered landing, 5 bedrooms, family bathroom and shower room.

Externally - Parking to the front, gardens to the front, side and rear with a pond. Detached workshop/garage and detached recording studio/office with integral store as well as a separate paddock that totals circa 1.4 acres.

Pets considered. No access to Loft. No white goods. Mains electricity, water and drainage. Oil Heating. Flood Zone 1 – Low Risk.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

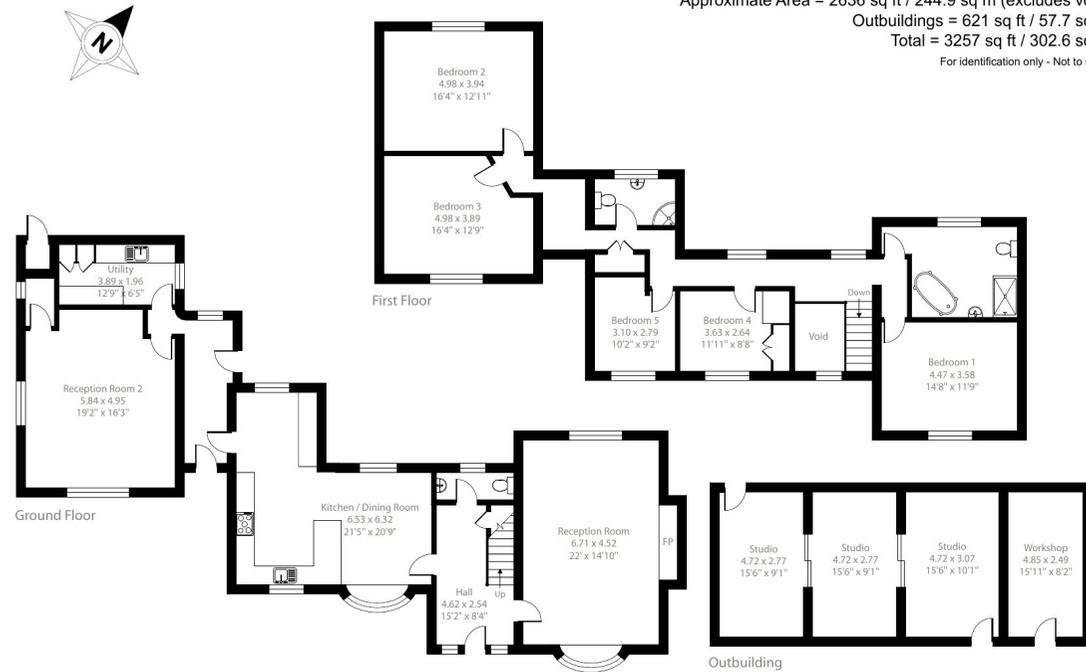
Available unfurnished from late July 2024 for an initial 12 month term.

- Council Tax = G
- Deposit Required = £2,711.00
- Minimum term 12 months
- 5 Bedrooms
- 2 Receptions
- Kitchen/Dining Room
- Utility
- Storeroom
- 2 Bathrooms
- Gardens
- Workshop/Garage
- Outbuildings
- Paddock
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Moor Lane, WS15

Approximate Area = 2636 sq ft / 244.9 sq m (excludes void)  
 Outbuildings = 621 sq ft / 57.7 sq m  
 Total = 3257 sq ft / 302.6 sq m  
 For identification only - Not to scale



RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024.  
 Produced for Carter Jonas. REF: 1119819



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Classification L2 - Business Data

### IMPORTANT INFORMATION

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