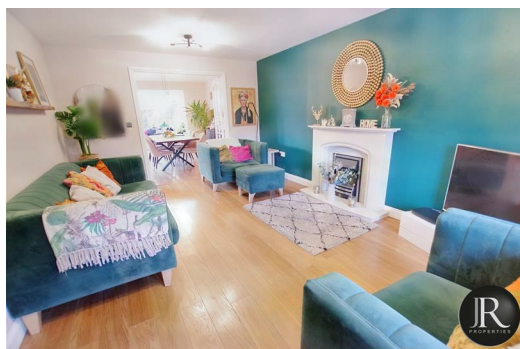


Your local property experts



11 Hereford Way, Rugeley, WS15 1GP  
Guide Price £385,000



**rightmove**   
find your happy

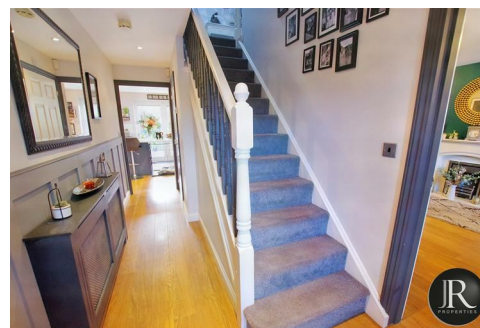
Sales : 01889 577 731  
e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)  
w : [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)

JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
VAT No: 167 4441 94 Company Reg: 7673595

**\*\* VIRTUAL TOUR AVAILABLE \*\*** JR Properties are pleased to offer For Sale this extremely well presented four bedroom detached family home positioned in a private drive on the popular Birches development. Closely situated to Cannock Chase and Rugeley Town Centre offering all amenities. We advise early viewing to avoid disappointment.

The accommodation comprises of reception through hallway; having stairs leading to first floor accommodation and doors off to guest cloakroom, lounge and kitchen. The spacious family lounge has double doors through to the impressive open plan kitchen/diner which leads through to the conservatory where you'll also find French doors leading to the rear garden. There is a utility room off the kitchen area which has been converted from part of the garage space. The first floor offers four fabulous sized bedrooms, ensuite to both master bedroom & bedroom two and family bathroom.

Externally, the front offers off road parking, access to the garage space (only used as storage), front lawn and gated side access to rear. To the rear there is an attractive rear garden with a good sized patio area, lawn with established display borders and additional seating areas.



**rightmove**   
find your happy

Sales : 01889 577 731  
e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)  
w : [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)



Energy Efficiency Rating		Current	Potential
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			
		65	77

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



**rightmove**   
find your happy

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