

Your local property experts



16 Sheringham Drive, Rugeley, WS15 2YG

Guide Price £259,950



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Sales : 01889 577 731  
e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)  
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
VAT No: 167 4441 94 Company Reg: 7673595

**\*\*VIRTUAL TOUR AVAILABLE\*\* MOTIVATED SELLER \*\*** JR Properties are pleased to offer for sale this beautifully presented three bedroom link detached property located in a popular residential location of Etching Hill. The property must be viewed to appreciate.

Internally the property has a welcoming hallway with door leading to the lounge and stairs leading to the first floor accommodation. The front facing lounge leads through to the impressive open-plan kitchen/diner with French doors to the rear garden. On the first floor there are three generous bedrooms with a family bathroom.

Externally the property is approached via a driveway providing off road parking and leads to the single garage which gives access to the rear of the property. The rear garden is tiered with patio and steps up to a decked tier with display borders.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	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			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-91) <b>A</b>			
(81-90) <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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	
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