

Your local property experts



30 Finches Hill, Etching Hill, WS15 2TN

Guide Price £350,000



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Sales : 01889 577 731
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

**** VIRTUAL TOUR AVAILABLE ** NO UPWARD CHAIN **** JR Properties are pleased to offer For Sale this well presented and well appointed three bedroom detached property in a popular cul de sac location. Viewing is highly recommended.

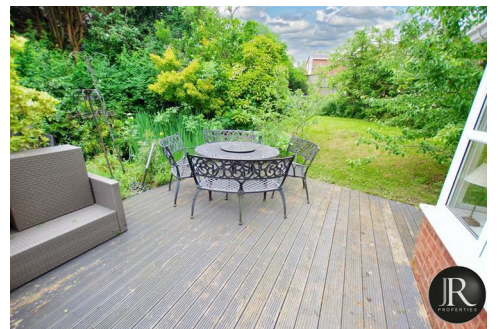
The accommodation briefly consists of reception through hallway with stairs to the first floor, spacious family lounge which leads through to the conservatory and French doors to the rear garden, a refitted kitchen with integral appliances, separate dining room and guest WC.

The first floor offers three double bedrooms with the master offering shower facilities and a spacious family bathroom. Externally there is a large driveway and delightful established front and rear gardens.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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