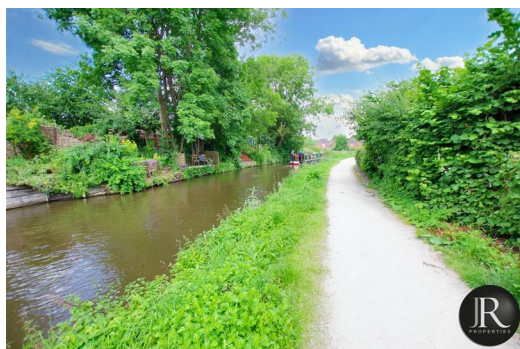


# Your local property experts



13 Bridgewater Road, Rugeley, WS15 1EG  
Guide Price £350,000



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



**\*\* VIRTUAL VIEWING AVAILABLE \*\*** JR Properties are pleased to offer For Sale this beautifully presented and extended end terraced family home positioned on an attractive plot at the end of a popular cul-de-sac. Much improved by the current owner and enjoying an attractive canal frontage situated within walking distance to the town centre and train station. We advise internal viewing for the property to be appreciated.

The accommodation comprises: Reception hallway having stairs to the first floor and doors leading to the guest wc and spacious lounge. From the lounge leads the spectacular extended fully fitted kitchen, dining & family room with bi-fold doors leading to the rear garden.

The first floor has stairs to the second floor accommodation and comprises of three good sized bedrooms; two doubles with fitted wardrobes, one single and the family shower room. To the second floor is the master suite with a stunning walk-in en-suite bathroom and dressing area with built in wardrobes.

Externally, the property occupies an attractive plot with parking for at least three vehicles to the front. A side garden with lawn, established borders and gate leads to the rear. The rear landscaped garden is fully enclosed and has patio areas, artificial lawn, raised borders and pergola. Most importantly the views to the front are overlooking the Trent & Mersey canal with easy towpath access.



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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>			
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		69	83

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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		



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