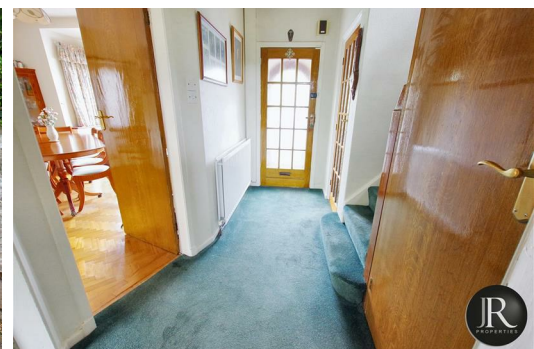


# Your local property experts



58 Hagley Road, Rugeley, WS15 2AW

Guide Price £419,950



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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 individually designed detached family home that offers great potential and would suit the perfect growing family. The property sits on a generous plot and is positioned well back from the road offering privacy and seclusion whilst still being conveniently located close to the town centre. We advise viewing to avoid missing this excellent opportunity.

The accommodation comprises of; entrance porch and through hall way with stairs leading to the first floor and doors off to the four reception rooms. Positioned at the front is the home office and delightful family dining room with parquet flooring. Overlooking the rear gardens is the family lounge and versatile second sitting room which leads to the spacious breakfast kitchen. From here, there is a door leading to the utility room and further to the ground floor shower room/guest wc.

The first floor accommodation offers three good sized bedrooms and large family bathroom

Externally with the property being set back from the road and positioned on the brow of the hill, the property provides extensive private gardens, attractive views and ample off road parking.



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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			
<b>63</b>			
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>England &amp; Wales</b>	EU Directive 2002/91/EC



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