

# Your local property experts



4 Hall Road, Handsacre, WS15 4DD

Guide Price £279,950



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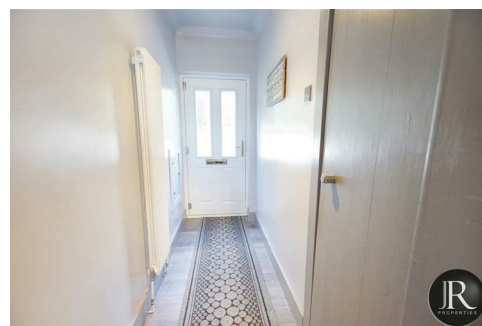
JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
VAT No: 167 4441 94 Company Reg: 7673595



**\*\* VIRTUAL TOUR AVAILABLE \*\* POPULAR VILLAGE LOCATION \*\*** JR Properties are pleased to offer For Sale this attractive extremely well presented three bedroom semi detached cottage situated in the popular village of Armitage & Handsacre.

The accommodation offers; reception hallway which leads to the spacious kitchen diner, having stairs leading to the first floor, door to the family lounge and open plan to additional sitting room which leads on to the rear garden. The first floor landing is a generous space offering versatile use for an office area, leads two good sized bedrooms, shower room and a door leading the second floor accommodation of the master bedroom with walk in wardrobe and en-suite bathroom.

Externally; there is a delightful enclosed rear garden with lawn, established borders, patio area, garden shed and an enclosed garden room. The front has a walled boundary, attractive display borders, and gate and path leading to entrance.



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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>	
		<b>61</b>	<b>64</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(91 plus) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20)	<b>G</b>	



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