

Your local property experts



2 Hereford Way, Rugeley, WS15 1GP
Guide Price £379,950



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Sales : 01889 577 731
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
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**** VIRTUAL TOUR AVAILABLE **** JR Properties are pleased to offer For Sale this extremely well presented four bedroom detached family home positioned on a corner plot within the popular Birches development. Closely situated to Cannock Chase and Rugeley Town Centre offering all amenities. We advise early viewing.

The accommodation comprises of reception through hallway; having stairs leading to first floor accommodation and doors off to guest cloakroom, lounge and kitchen. The spacious family lounge has double doors through to the dining room which then leads to the impressive re-fitted breakfast kitchen. There is a utility room off the kitchen which has been converted from part of the garage space. The first floor offers four good sized bedrooms, en-suite to both master bedroom & bedroom two and family bathroom.

Externally, the front offers off road parking, access to the garage space (only used as storage), front lawn, gated side access to the rear and an additional side garden area.

There is an attractive rear garden with a good sized patio area with covered veranda, lawn with display borders, garden shed, wall & fence perimeter.



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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		
Not energy efficient - higher running costs	(1-20) G		
		72	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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		

England & Wales EU Directive 2002/91/EC

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