

Your local property experts



6 Crestwood Rise, Rugeley, WS15 2XZ

Guide Price £299,950



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Sales : 01889 577 731  
e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)  
w : [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)



**\*\* VIRTUAL TOUR AVAILABLE \*\*** JR Properties are very pleased to offer for sale this extremely well presented detached family home positioned on an attractive corner plot situated in a popular cul de sac location of Etchingill close to local amenities and in a good school catchment area.

We advise viewing to avoid disappointment.

The accommodation offers; reception hallway, spacious family lounge, re-fitted kitchen with integral washing machine and fridge freezer, a sunny dining room that leads to the conservatory with French doors to the rear garden and a door leading to the garage.

The first floor offers three bedrooms and a re-fitted shower room.

Externally to the front there is a driveway that leads to the single garage with up & over door and an attractive garden which wraps around the side of the property leading to the rear. There is a delightful private rear garden with lawn, established borders, pond and patio area.



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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>68</b> | <b>84</b> |

| 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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