

Your local property experts



44 Albion Street, Rugeley, WS15 2BY

Guide Price £375,000



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**** VIRTUAL TOUR AVAILABLE ** NO UPWARD CHAIN **** JR Properties are pleased to offer For Sale this impressive historic semi detached property located within the town centre of Rugeley. The property has been fully restored by its current owners with some of its original features and is tastefully re-modernised throughout. This unique property offers charm and sophistication and really must be viewed for it to be fully appreciated.

The accommodation offers; two front reception rooms both having feature fireplaces, fully fitted breakfast kitchen with an exposed brick staircase leading to the cellar which could be used as an additional sitting room or home office. The first floor has two generously sized bedrooms and a stunning spacious family bathroom with freestanding bath, separate walk-in double shower and sauna. From the landing leads stairs to the imposing second floor master bedroom.

Externally, there is a private fully enclosed walled rear garden which is low maintenance being laid to brick patio, has an external storage room attached to the rear of the property, garden shed & benefits from being south/west. Additionally there is a secure gate which leads to the parking. This property really is a hidden gem.



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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		

England & Wales EU Directive 2002/91/EC

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		
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