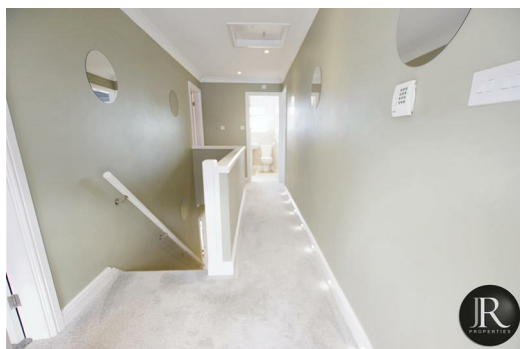
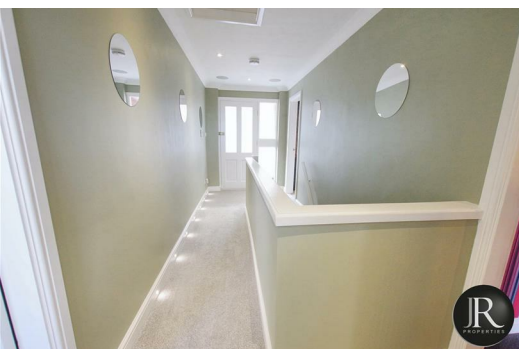


# Your local property experts



15 Beechmere Rise, Rugeley, WS15 2XR

Guide Price £359,950



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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 immaculately presented three bedroom detached family home situated in a popular residential cul de sac location within Etching Hill. The property must be viewed to appreciate its accommodation and location.

The accommodation offers; entrance porch which leads through to the welcoming reception hallway with stairs leading down to the lower ground floor accommodation and doors off to all three generous sized bedrooms and family bathroom.

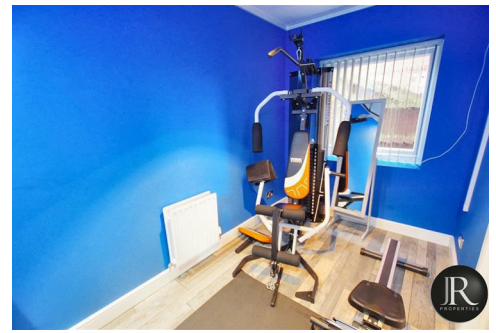
The lower ground floor accommodation comprises of the inner hall with useful storage room, a spacious family lounge with doorway to the versatile home office/snug and French doors on to the rear garden. There is a generous kitchen/diner which opens up to the utility room. There are built in speakers and concealed spot lighting throughout.

Externally, the front has ample off road parking leading to the single garage and side access leading to the rear garden. There is a private low maintenance rear garden which is tiered and mainly laid to patio and gravel display area, also having a good sized garden shed.



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(91-91) <b>A</b>		
(81-91) <b>B</b>			(80-90) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	80	England & Wales	EU Directive 2002/91/EC	



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