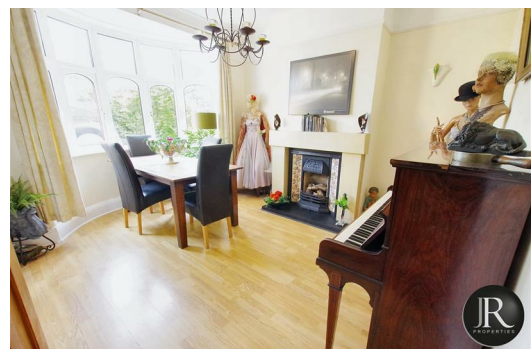


Your local property experts



135 Wolseley Road, Rugeley, WS15 2QT

Guide Price £425,000



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

**** VIRTUAL VIEWING TOUR AVAILABLE ** NO UPWARD CHAIN **** JR Properties are pleased to offer For Sale this delightful 1930's traditional family home. Being closely situated to the town centre and offering generous accommodation throughout. We advise internally viewing to appreciate the accommodation on offer.

Briefly comprising of; a welcoming reception through hallway, two good sized reception rooms, kitchen with pantry, utility room, ground floor shower room and rear hall leading to garage and rear garden.

The first floor offers four DOUBLE bedrooms, spacious family bathroom, a second bathroom and additional wc.

Externally; the property sits well away from the road with an attractive ornamental walled entrance leading to a good sized frontage which offers ample off road parking and leads to the sizeable garage.

There is a generous private rear garden with patio, lawn, pond, display borders, a brick built garden room offering versatile space for home office, gym or hobby room and further hidden garden which is a perfect space to "grow your own".



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(91-91) A		
(81-91) B			(89-90) B		
(69-80) C			(75-88) C		
(55-68) D			(59-54) D		
(39-54) E			(21-28) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	71	82	England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	



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