

# Your local property experts



27 The Green, Handsacre, WS15 4DP  
Offers In The Region Of £317,500



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Sales : 01889 577 731  
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
VAT No: 167 4441 94 Company Reg: 7673595

**\*\* VIRTUAL TOUR AVAILABLE \*\* MUST BE VIEWED \*\* NO UPWARD CHAIN \*\*** JR Properties are pleased to offer For Sale this beautifully presented extended semi detached property situated in a popular village location.

The accommodation offers; entrance hall with stairs leading to first floor and door to the reception lounge which then leads to the impressive extended open plan kitchen, dining & family room.

The first floor has three bedrooms and refitted family bathroom.

Externally; the property occupies an attractive plot with a generous front offering ample off road parking, lawns, display borders and gated access to rear. There is delightful rear garden with good sized patio and lawn, established borders and 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		England & Wales	EU Directive 2002/91/EC	



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