

Your local property experts



22 Hagley Road, Rugeley, WS15 2AL
Offers In The Region Of £315,000



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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 ONLINE TOUR ** GENEROUS ACCOMMODATION ** MUST BE VIEWED **** JR Properties are pleased to offer For Sale this extremely well presented, deceptively spacious four bedroom semi detached family home situated closely to the town centre and Cannock Chase, an area of natural beauty.

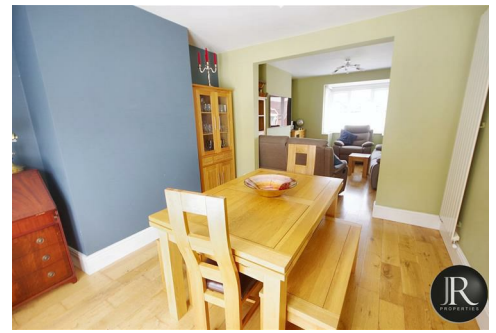
The accommodation offers; a welcoming hallway with stairs to the first floor, door to the utility room and door to the spacious reception lounge & through dining room with engineered oak flooring. The utility room has a door to the rear garden and door leading to the impressive breakfast kitchen & family room. The Symphony fitted kitchen offers ample storage, Franke waste disposal, plumbing for fridge freezer & dishwasher, integrated microwave, oven & hob. The first floor offers four good sized bedrooms, three large doubles and one single. There is a refitted en-suite bathroom to the master bedroom and family bathroom.

Externally; the property has a single garage with power and lighting, driveway, front garden, steps up to the entrance and side gate to the rear. There is a beautiful private tiered rear garden mainly laid to patio, attractive borders, outbuildings and gated side access to the front.



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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		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		70	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(91-91) A		
	(81-90) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
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