

Your local property experts



6 Swallow Close, Rugeley, WS15 2QA

Guide Price £225,000



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Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
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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 well presented and spacious family home situated in a popular residential location positioned closely to local schools, amenities and handy bus routes.

The ground floor accommodation offers; entrance hallway, family lounge, dining room, generous conservatory and kitchen. The first floor has three bedrooms and modern bathroom with separate shower cubicle. Attractive gardens are to the front and rear. Also benefiting from detached garage and parking at the rear.

Agents Notes: new central heating boiler along with radiators (minus the conservatory) was fitted in Dec. 2023.



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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		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			
(21-38) F			
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