

# Your local property experts

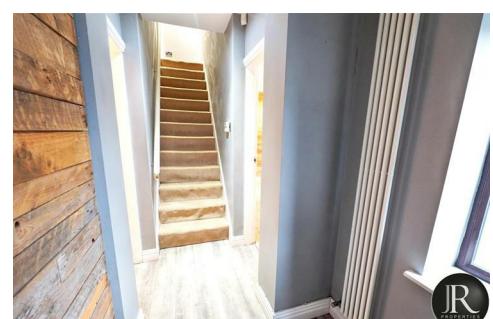


**12 Hill Street, Rugeley, WS15 2JB**  
**Offers In The Region Of £325,000**



Sales : 01889 577 731  
e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)  
w : [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)

\*\* VIRTUAL ONLINE TOUR \*\* NO UPWARD CHAIN \*\* JR Properties are pleased to offer for sale this impressive, deceptively spacious three bedroom semi detached family home closely situated to town centre and amenities. The property must be internally viewed to appreciate the accommodation on offer. Briefly the accommodation consists of, lounge, open-plan kitchen/diner, utility area, guest wc, three bedrooms, en-suite and family bathroom. The property has good sized gardens and driveway which has gated access to detached garage. There is also a garden room at the rear of the garden which includes the hot tub.



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



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