

# Your local property experts



9 Church Croft Gardens, Rugeley, WS15 2HT

Guide Price £380,000



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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 VIEWING AVAILABLE \*\* POPULAR CANAL SIDE LOCATION**  
**\*\*JR Properties are pleased to offer for sale this spacious FOUR bedroom detached family home situated in a desirable cul-de-sac within easy walking distance of Trent Valley Station and Rugeley town centre with local amenities. This property has to be viewed to appreciate the accommodation and potential on offer.**

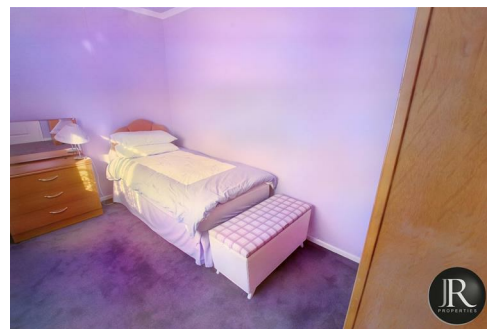
The accommodation briefly consists of a welcoming reception hallway with stairs leading the first floor accommodation, doors off to the guest wc, family lounge and dining room. The spacious family lounge has windows to front, side aspects and French doors which lead to the rear garden overlooking the canal. The dining room is a generous size and leads to kitchen located at the rear of the property with a door to the rear garden.

To the first floor, there are four good sized bedrooms and a family bathroom. Externally, there is a garden to the front, driveway which leads to garage and side access to rear. The rear garden is low maintenance, mainly laid to patio & gravel display areas, having a covered patio area, garden shed and decked patio with balustrade which leads to the waters edge of the Trent & Mersey Canal. There is a single tandem garage with door leading to rear garden.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
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