

Your local property experts



44 Birch Lane, Rugeley, WS15 1EJ

Offers In The Region Of £245,000



rightmove 
find your happy

Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com

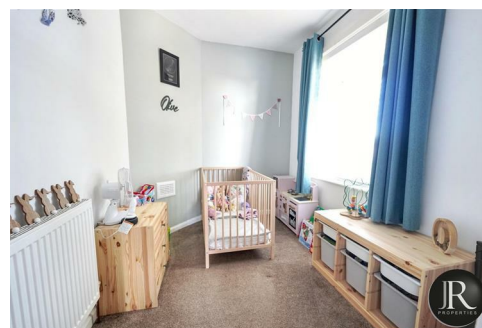
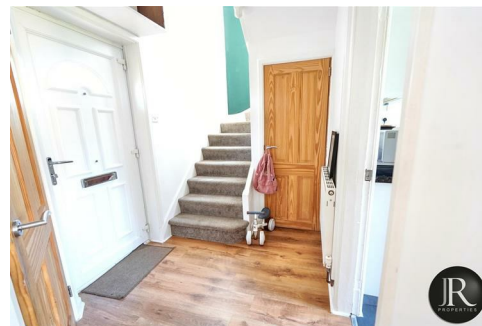
JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

**** GENEROUS GARDEN **** JR Properties are pleased to offer For Sale this well presented three bedroom semi detached family home situated in a popular residential location and offers an impressive good sized rear garden and further potential for expansion.

The accommodation briefly consists of entrance hall, family lounge, fitted kitchen/diner, three good sized bedrooms, a loft room offering scope for further bedroom subject to planning & fitted family bathroom.

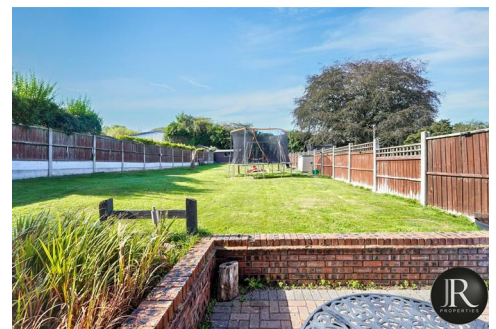
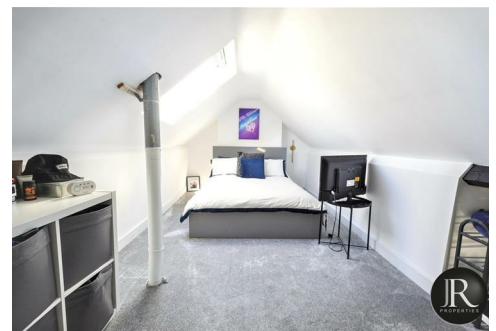
Externally, the property sits on a elevated extensive plot which sits well back from the road with ample off road parking and a large rear garden. There is a generous sized outbuilding currently split into two; this again offers huge potential for conversion or extension subject to planning.

Early viewing is recommended.



rightmove 
find your happy

Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(91-91) A		
(81-91) B			(89-90) B		
(69-80) C			(81-88) C		
(55-68) D			(75-80) D		
(39-54) E			(69-74) E		
(21-38) F			(61-74) F		
(1-20) G			(51-60) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



rightmove 
find your happy

Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com