

Your local property experts



6 Cambrian Lane, Rugeley, WS15 2XH

Guide Price £180,000



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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

**** NO UPWARD CHAIN ** OFFERS CONSIDERED **** JR Properties are pleased to offer For Sale this deceptively spacious three-bedroom semi-detached home, perfect for first-time buyers seeking a property with exceptional long-term potential. Offering well-proportioned accommodation throughout, this property provides a solid foundation for a first time family home with plenty of scope to customize and add value over time.

The accommodation offers, a welcoming entrance hall, spacious lounge, dining room & kitchen. There are three generous sized bedrooms and a family bathroom. Externally there is a front garden laid to lawn with path to entrance and side access to rear. The rear is low maintenance laid to patio with access to the garage and rear parking.



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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		
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