

# Your local property experts



4 The Pinfold, Rugeley, WS15 3FL  
Offers In Excess Of £250,000



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

**\*\* VIRTUAL TOUR AVAILABLE \*\*** JR Properties are pleased to market this immaculately presented, two bedroom semi detached home, located in the sought after village of Hill Ridware on a modern sought after development. Viewing of the home is absolutely essential to fully appreciate not only the size and space on offer, but also the meticulous finish the current owners have achieved. The property is within a short distance to amenities, useful transport links, Henry Chadwick Primary School and miles of countryside walks.

The accommodation briefly consists of; entrance opening into lounge, spacious kitchen diner, guest wc, two double bedrooms and bathroom. Externally, there is a driveway to the side of the property and a good sized fully enclosed 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>
England & Wales		EU Directive 2002/91/EC	

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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