

# Your local property experts



12 Hillway Close, Rugeley, WS15 2RQ

Guide Price £260,000



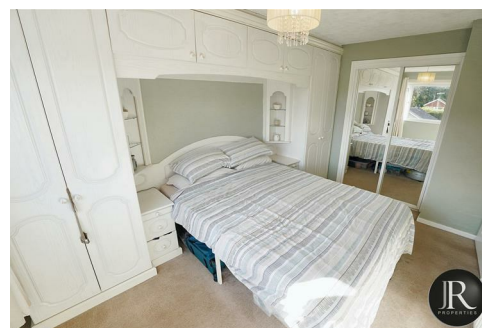
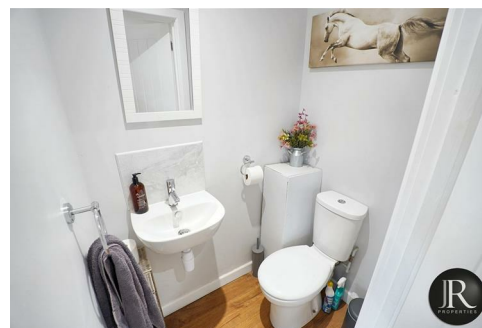
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e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)  
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
VAT No: 167 4441 94 Company Reg: 7673595

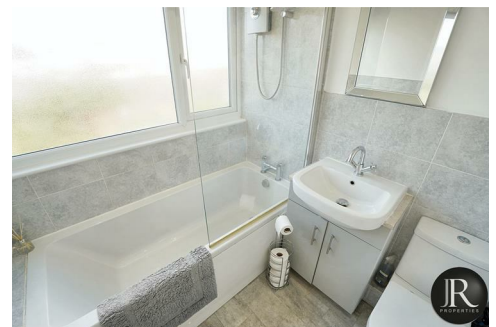
**\*\*VIRTUAL TOUR AVAILABLE\*\*** JR Properties are pleased to offer for sale this spacious and well presented link detached house located in a popular cul-de-sac with views across playing fields.

The property has been updated and improved by the current sellers including a refitted kitchen/diner, additional utility room and guest wc and refitted family bathroom. Three generous bedrooms also feature and garage with plenty of off road parking. Viewing essential!



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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (91-91) <b>A</b>                                                |                         |           |
| (81-91) <b>B</b>                            |                         |           | (89-90) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (75-88) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (59-54) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (21-28) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (11-20) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           |                                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |



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