

Your local property experts



4 The Pinfold, Rugeley, WS15 3FL  
Offers In The Region Of £260,000



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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 TOUR AVAILABLE \*\* POPULAR VILLAGE LOCATION \*\*** JR Properties are pleased to offer For Sale this modern well presented two bedroom semi detached property situated in the popular village of Hill Ridware. We advise internally viewing to appreciate the deceptive accommodation on offer.

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>		
<b>England &amp; Wales</b>		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>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
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