

# Your local property experts



**1 Hindley View, Rugeley, WS15 1FF**  
**Offers In The Region Of £199,950**



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Sales : 01889 577 731  
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 very well presented three bedroom semi detached family home conveniently situated within walking distance to the train station and all amenities in the town centre. We advise viewing. Ideal first time buy.

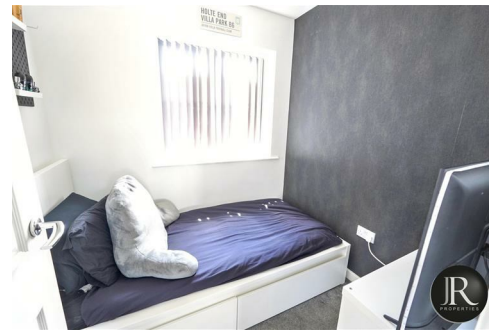
The accommodation briefly offers; entrance hall, family lounge, spacious kitchen/diner, guest WC, three bedrooms and bathroom. Externally there is a low maintenance rear garden, garage and designated parking.

Agents Notes - We have been informed by the sellers that there is a annual service charge payable every 6 months please speak to the branch for further information.



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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>		

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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