

Your local property experts



7 Toy Close, Rugeley, WS15 2PJ

Guide Price £205,000



Sales : 01889 577 731

e : enquiries@jrpropertiesstaffs.com

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JR Properties are pleased to offer for sale this three bedroom semi detached home, being priced to sell requiring modernisation and with no upward chain.

Entrance Hallway - Approached from wooden front entrance door with glass side panel. Having ceiling light point, radiator and stairs leading to First Floor Landing. Lounge - 4.14m x 4.19m (13'7" x 13'9") - Having wooden feature fire surround with inset electric fire on hearth. Ceiling light point, coving, laminate flooring, radiator and upvc double glazed window to front aspect. Arch to Dining Room.

Dining Room - 3.25m x 2.74m (10'8" x 9'0") - Having ceiling light point, radiator, laminate flooring and sliding patio door to Lean To. Door to Fitted Kitchen.

Lean To - Having light point, electrics and window to rear aspect. Wooden door to Rear Garden accessed from the Kitchen.

Fitted Kitchen - 3.28m x 2.21m (10'9" x 7'3") - Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in electric oven with hob and extractor over, space for washing machine, dishwasher and fridge. Ceiling light point, tiled flooring and upvc double glazed window to side aspect. Aluminium door giving access to the Lean To.

Bedroom One - 4.09m x 2.97m (13'5" x 9'9") - Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two - 3.43m x 3.28m (11'3" x 10'9") - Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three - 3.35m x 1.93m (11'0" x 6'4") - Having ceiling light point, radiator, built in cupboard and upvc double

Shower Room - Comprising walk in shower cubicle, vanity hand wash basin and w.c. Ceiling light point, radiator, extractor fan and upvc double glazed window to rear aspect.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(91-91)	B		
(89-80)	C		
(55-50)	D		
(59-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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(81-91)	B		
(69-60)	C		
(55-48)	D		
(39-54)	E		
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