

# Your local property experts



15 Upfield Way, Rugeley, WS15 2NX

Guide Price £269,950



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Sales : 01889 577 731  
e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)  
w : [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)

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



**\*\* VIRTUAL ONLINE TOUR AVAILABLE \*\*** JR Properties are pleased to offer this extended & well presented four/five bedroom semi detached family home situated in popular residential cul de sac location close to schools and amenities. **MUST BE VIEWED TO APPRECIATE THE ACCOMMODATION ON OFFER.**

The accommodation offers; a spacious & welcoming reception through hallway with stairs leading to the first floor and doors off to all ground floor rooms. There is a spacious family lounge, an impressive extended kitchen/diner, utility room, guest wc and games rooms/potential bedroom five. There is a handy storage room off the utility room which also gives additional access to the front of the property.

To the first floor there are four bedrooms, the master bedroom offering en-suite shower room and a family bathroom.

Externally; there is ample off road parking to the front and a private fully enclosed rear garden with lawn, display borders, paved and decked patio areas.



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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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	74	83
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(91-91) <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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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