

# Your local property experts



156 High Street, Chasetown, WS7 3XG

Offers In The Region Of £295,000



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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



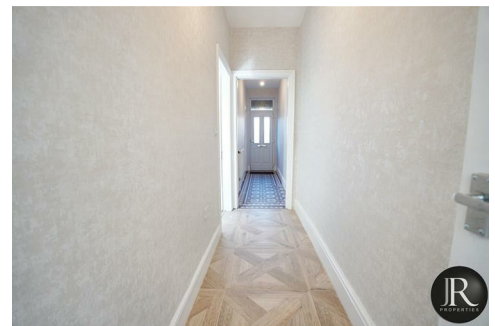
**\*\* VIRTUAL VIEWING TOUR AVAILABLE \*\* NO UPWARD CHAIN \*\* FULLY REFURBISHED THROUGHOUT \*\*** JR Properties are pleased to offer For Sale this attractive traditional semi detached family home which has been fully refurbished throughout. Benefitting from new electrics and central heating system, the property is "turn key" ready for any potential buyers.

The spacious ground floor accommodation offers; a welcoming reception through hallway, guest WC, two family reception rooms, an impressive newly fitted kitchen diner and solid roof conservatory. To the first floor there are two generous double bedrooms, ensuite to the master, a beautifully fitted family bathroom and a bespoke staircase leading to the large loft room which offers versatile uses.

Externally; there is a private good sized rear garden, detached workshop, ample off road parking behind gated access and a large detached garage.

The property is situated within easy access to all local amenities, bus routes and walking distance to the popular outstanding St Joseph & St Teresa primary school and the popular Erasmus Darwin Academy & Chase Terrace Academy secondary schools. Also within walking distance is Chasewater Country Park, an area of outstanding natural beauty.

Agents Notes: we are obliged by law to inform customers that the owner of the property is related to an employee of JR Properties Ltd.



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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>			(80-90) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</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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