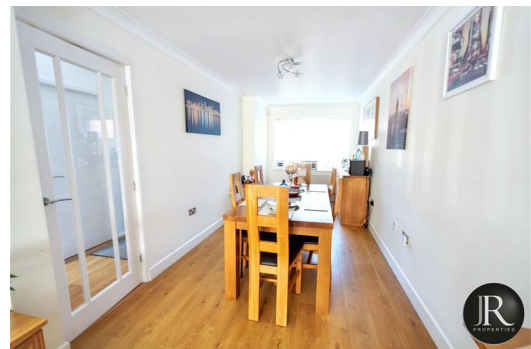


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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

**** VIRTUAL TOUR AVAILABLE TO VIEW ** VIEWING ADVISED TO APPRECIATE **** JR Properties are pleased to offer For Sale this immaculately presented three bedroom detached family home offering versatile and spacious accommodation positioned in a quiet cul-de-sac situated in the popular village of Hixon.

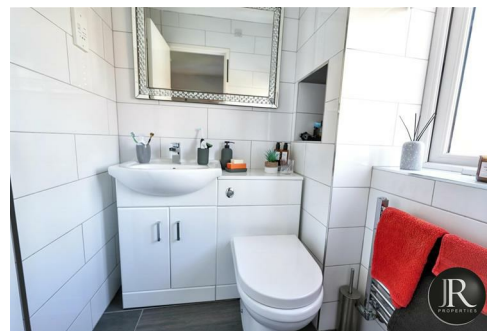
The ground floor accommodation offers; reception through hallway, guest wc, study/playroom or potential bedroom four, a generous lounge/diner which has been extended by using what was the garage and kitchen. The first floor offers three good sized bedrooms, a refitted en-suite to the master bedroom and refitted family bathroom.

Externally there is a large drive providing ample off road parking with side access both sides to the rear and a private well maintained rear garden.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		72	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		



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