

Your local property experts



76 Armitage Road, Brereton, WS15 1BZ

Guide Price £350,000



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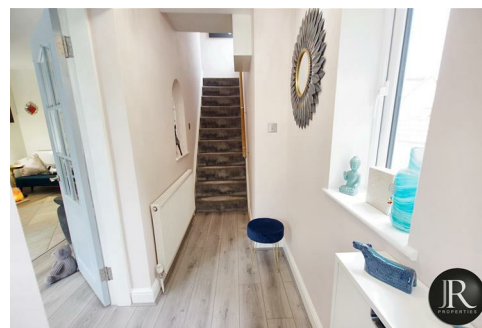
JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

**** VIRTUAL TOUR AVAILABLE **** JR Properties are pleased to offer For Sale this immaculately presented traditional 1930's detached family home. Being closely situated to the town centre and train station for easy commuting. We advise viewing for the property to be appreciated internally & externally.

The accommodation offers, reception hallway with stairs to the first floor and door in to the spacious lounge with bay window to the front aspect. From here leads the impressive open plan kitchen diner with integrated appliances, with this being extended it offers a handy study space if required or additional seating area and then French doors leading to the rear garden. Additionally there is a utility room with guest WC.

The first floors offers three bedrooms and family bathroom.

Externally, the property is well set back from the road and is beautifully secluded having established trees and mature borders, it offers ample off road parking to the front and gated side access to the rear. The garden at the rear and side is private and low maintenance being laid to patio. There is access to the detached garage which is currently being used at gym.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(91-91) A		
(81-91) B			(89-90) B		
(69-80) C			(75-88) C		
(55-68) D			(59-74) D		
(39-54) E			(41-58) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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