

Your local property experts



32 Leahall Lane, Rugeley, WS15 1HX
Offers In The Region Of £240,000



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Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com

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 spacious semi detached property close to local amenities and in a popular location. Offered with No Upward Chain the property would make an ideal first time purchase.

The property has been extended and the accommodation comprises: Hallway, lounge, breakfast kitchen, inner hallway, dining room, wet room, three first floor bedrooms and bathroom with small garage used for storage. Externally the property has a block paved driveway with large rear garden.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-91)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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