

# Your local property experts



3 Metcalfe Close, Hednesford, WS12 4RJ

Offers In The Region Of £275,000



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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 delightful, extremely well presented & much improved semi detached bungalow situated in a quiet cul de sac location closely situated to Hednesford town centre and train station for easy commuting. The property has been improved on throughout and must be viewed to be appreciated.

The accommodation offers; entrance porch through to reception through hallway with doors off to the two double bedrooms both offering wardrobes, the refitted breakfast kitchen which has a separate pantry/laundry room, a refitted shower room, attractive lounge that leads to the delightful conservatory.

Externally; the property has a good sized frontage with block paved drive for ample parking, attractive low maintenance display borders and double gates leading to the rear.

The private attractive rear garden is low maintenance with artificial lawn, good sized patio area which extends to the side, garden sheds and artificial hedge display 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		
England & Wales	EU Directive 2002/91/EC	

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