

# Your local property experts



12 Tithebarn Road, Rugeley, WS15 2QW  
Offers In The Region Of £325,000



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Sales : 01889 577 731  
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**\*\* VIRTUAL TOUR AVAILABLE \*\* NO UPWARD CHAIN \*\*** JR Properties are pleased to offer For Sale this well presented deceptively spacious semi detached dormer bungalow situated in a highly regarded residential location within walking distance to Rugeley Town Centre. The property offers versatile living accommodation and a vast amount of potential. Also benefitting from being sold with no upward chain. Early Viewing Advised.

The accommodation briefly comprises of; reception hallway, spacious family lounge, modern kitchen, garden room as well as a guest WC, master bedroom, shower room, dining room or potential bedroom with stairs leading to the first floor where there you will find an additional two further rooms which could be utilised as bedrooms or sitting rooms; the possibilities for these rooms are endless.

Externally; there is a delightful private rear garden with lawns, well established display borders and paved patio. The front has an immaculate lawn and a good sized drive. Furthermore offering a single garage which leads to the laundry/utility room linked with the garden room.



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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>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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