

Your local property experts



37 Lower Birches Way, Rugeley, WS15 1GA

Guide Price £250,000



Sales : 01889 577 731

e : enquiries@jrpropertiesstaffs.com

w : www.jrpropertiesstaffs.com

**** VIRTUAL TOUR ONLINE ** WOW ** MUST BE VIEWED **** JR Properties are pleased to offer For Sale this impressive much improved end terraced property. The property is immaculately presented throughout and must be viewed to avoid disappointment.

The ground floor has been previously extended and offers open plan accommodation comprising of entrance hall, guest wc, re-fitted kitchen with integrated appliances, spacious lounge with wall mounted electric flame effect fire and generous dining area with bi-fold doors leading to the rear garden.

The first floor originally offered three bedrooms but now converted to two very generous double bedrooms by the current owner but could easily be returned to three and there is a refitted shower room. The loft space is fully boarded and equipped with a ladder for easy access.

Externally, there are low maintenance front and rear gardens with access from the rear to the parking.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(91-91) B			
(89-80) C			
(55-50) D			
(29-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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