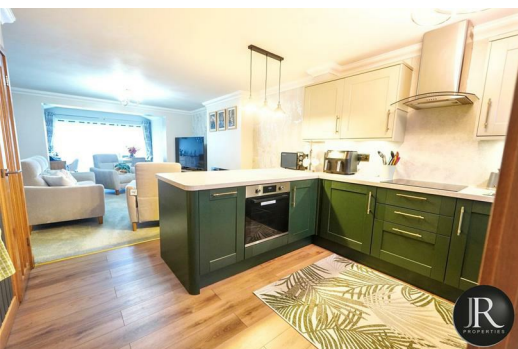


# Your local property experts



37 Lower Birches Way, Rugeley, WS15 1GA

Guide Price £250,000



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



**\*\* 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		
	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		
England & Wales	EU Directive 2002/91/EC	



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