

Your local property experts



20 Kelvedon Way, Rugeley, WS15 2SQ

Guide Price £245,000



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Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

**** VIRTUAL ONLINE TOUR AVAILABLE **** JR Properties are pleased to offer For Sale this immaculately presented semi detached property situated in a popular residential cul de sac location. We advise early viewing to avoid disappointed.

The ground floor accommodation briefly offers; entrance hall, family lounge, spacious dining room and re-fitted kitchen. The first floor has the family bathroom and originally offered three bedrooms but now there are two generously sized bedrooms which could easily be converted back if required. Externally; there is a good sized drive to the front which leads to the single garage and a private low maintenance rear garden with patio, artificial lawn, garden shed and pergola with additional patio.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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