

# Your local property experts



94 Birch Lane, Rugeley, WS15 1EJ  
Offers In The Region Of £360,000



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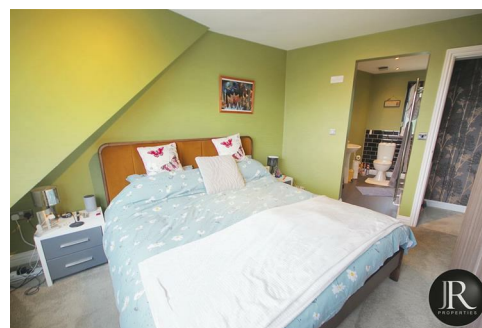
JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
VAT No: 167 4441 94 Company Reg: 7673595



**\*\* VIRTUAL TOUR AVAILABLE \*\* MOTIVATED SELLERS \*\* MUST BE VIEWING TO APPRECIATE THE ACCOMMODATION ON OFFER \*\*** JR Properties are pleased to offer For Sale this extremely well presented extended detached family home situated on the edge of Cannock Chase.

The generous accommodation offers; entrance hall, sitting room/home office, large open plan family lounge/diner leading to a snug area, a beautifully refitted breakfast kitchen with integral double oven, induction hob and dishwasher. The first floor offers four double bedrooms, ensuite bathroom to master bedroom & family bathroom.

Externally, the property has ample off road parking and single garage. The rear garden is private with lawn and patio areas.



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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	67	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-91) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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