

# Your local property experts



6a Brindley Bank Road, Rugeley, WS15 2EY

Guide Price £350,000



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Sales : 01889 577 731  
e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)  
w : [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)

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

South Mill Country Homes Ltd are proud to present this new bespoke development, consisting of a three-bedroom detached bungalow and a two-bedroom detached bungalow, in a highly sought-after area of the town.

Set just a stone's throw away from the picturesque shopping village of Wolseley Bridge and Cannock Chase-an area of outstanding natural beauty, the development is the perfect retreat for quiet living whilst only being a five minutes' drive to local shops and amenities.

The development has been designed with accessible living in mind, harnessing the beauty of open plan and spacious living whilst also including modern fixtures and fittings, finishing the properties off to a high specification.

### Hallway

### Guest WC

### Lounge

17'4" x 11'1" (5.293 x 3.395)

### Kitchen

16'10" x 16'3" (5.132 x 4.956)

### Bedroom One

13'7" x 10'4" (4.161 x 3.157)

### Bedroom Two

13'0" x 7'10" (3.986 x 2.395)

### Bedroom Three

12'2" x 10'7" (3.710 x 3.241)

### Bathroom

#### Disclaimer:

**General Note:** Whilst we endeavour to make our sales details accurate and reliable. If there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Money Laundering Regulations:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co operation in order that there will be no delay in agreeing the sale.

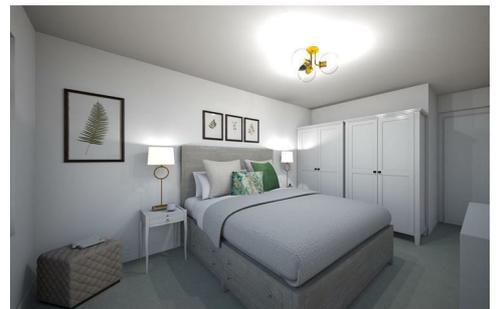
**The Property Misdescriptions Act 1991:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or Surveyor.

**Tenure:** References to the tenure of the property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their Solicitor.

**Viewing:** Strictly by prior appointment through JR Properties Ltd on 01889 577731. Full details of all our properties can be found on our website: [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)



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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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
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