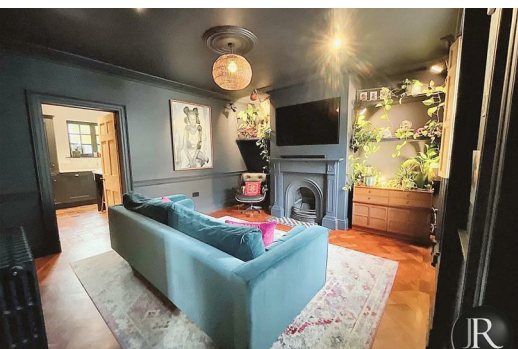


Your local property experts



44 Albion Street, Rugeley, WS15 2BY
Offers In The Region Of £375,000



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

**** VIRTUAL TOUR AVAILABLE ** NO UPWARD CHAIN **** JR Properties are pleased to offer For Sale this impressive historic semi detached property located within the town centre of Rugeley. The property has been fully restored by its current owners with some of its original features and is tastefully re-modernised throughout. This unique property offers charm and sophistication and really must be viewed for it to be fully appreciated.

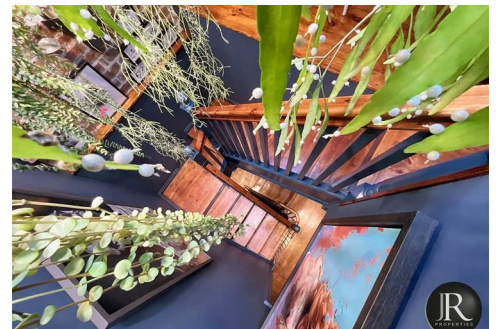
The accommodation offers; two front reception rooms both having feature fireplaces, fully fitted breakfast kitchen with an exposed brick staircase leading to the cellar which could be used as an additional sitting room or home office. The first floor has two generously sized bedrooms and a stunning spacious family bathroom with freestanding bath, separate walk-in double shower and sauna. From the landing leads stairs to the imposing second floor master bedroom.

Externally, there is a private fully enclosed walled rear garden which is low maintenance being laid to brick patio, has an external storage room attached to the rear of the property, garden shed & benefits from being south/west. Additionally there is a secure gate which leads to the parking. This property really is a hidden gem.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(91-91) A		
(81-91) B			(89-90) B		
(69-80) C			(75-88) C		
(55-68) D			(29-54) D		
(39-54) E			(21-28) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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