

Your local property experts



31 The Beeches, Rugeley, WS15 2QY

Guide Price £285,000



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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 TOUR AVAILABLE **** JR Properties are pleased to offer for sale this superbly presented detached bungalow in a popular cul-de-sac location.

The property **MUST BE VIEWED** to appreciate how immaculately presented the accommodation is throughout which comprises of: reception hallway with doors leading off to all accommodation, a modern fitted kitchen, dining room, spacious lounge with French doors leading to the decked seating area of the rear garden, a luxury fitted shower room, two double bedrooms with the master having double fitted wardrobes.

Externally there is a low maintenance front garden, mainly laid to shale and gravel, a driveway providing off road parking which leads to the side garage. To the rear there is an attractive rear garden with lawn, established flower and shrub display borders, an artificial lawn area, garden shed and a decked patio area with pergola.



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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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