

# Your local property experts



**31 The Beeches, Rugeley, WS15 2QY**

**Guide Price £285,000**



**Sales : 01889 577 731**

**e : [enquiries@jrpropertiesstaffs.com](mailto:enquiries@jrpropertiesstaffs.com)**

**w : [www.jrpropertiesstaffs.com](http://www.jrpropertiesstaffs.com)**

**\*\* 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	84	
(91-91) B			
(89-80) C			
(55-50) D			
(29-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus) A			
(81-91) 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			
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