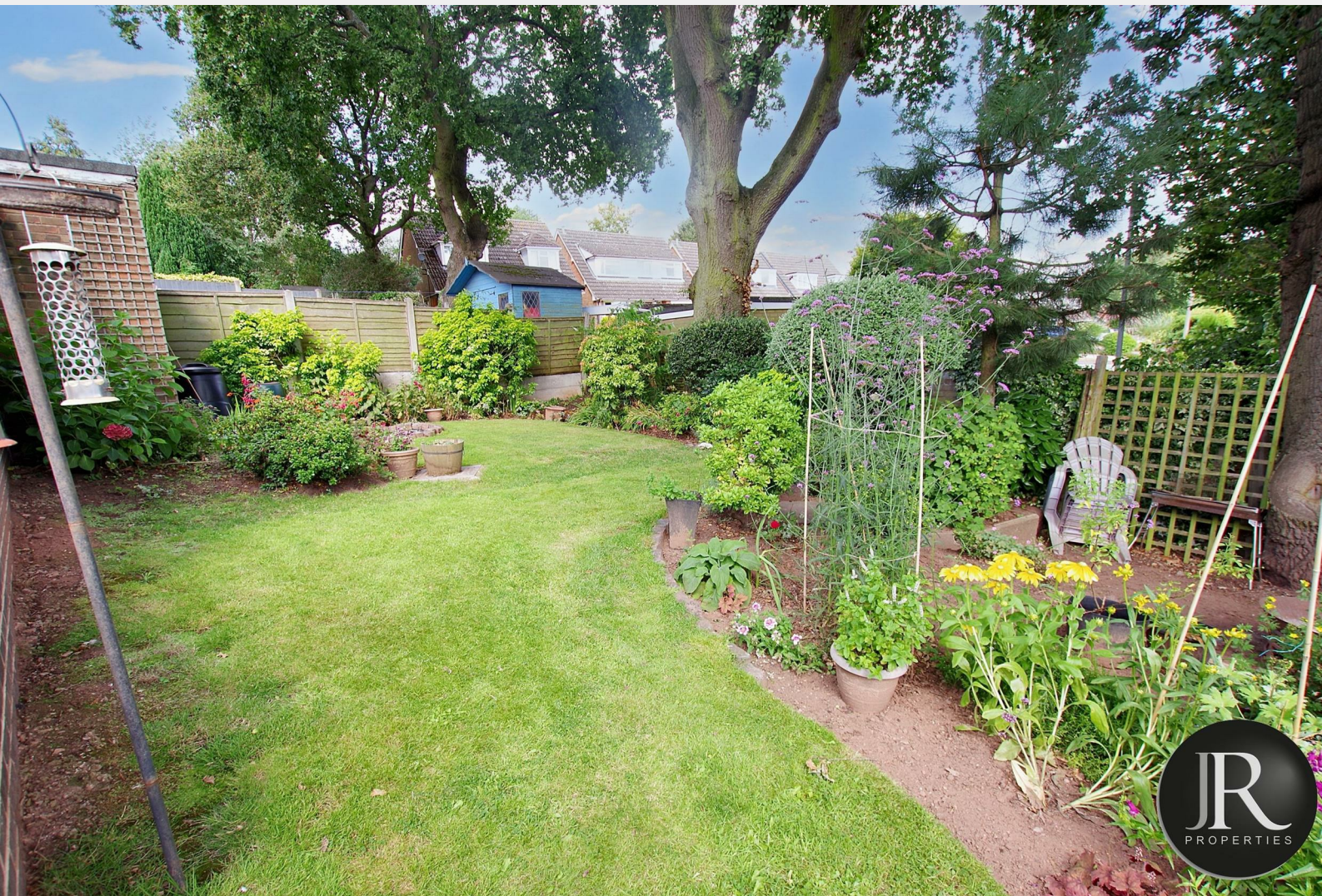


# Your local property experts



6 Crestwood Rise, Rugeley, WS15 2XZ  
Offers In The Region Of £280,000



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



**\*\* VIRTUAL TOUR AVAILABLE \*\*** JR Properties are very pleased to offer for sale this extremely well presented detached family home positioned on an attractive corner plot situated in a popular cul de sac location of Etchinghill close to local amenities and in a good school catchment area.

We advise viewing to avoid disappointment.

The accommodation offers; reception hallway, spacious family lounge, re-fitted kitchen with integral washing machine and fridge freezer, a sunny dining room that leads to the conservatory with French doors to the rear garden and a door leading to the garage.

The first floor offers three bedrooms and a re-fitted shower room.

Externally to the front there is a driveway that leads to the single garage with up & over door and an attractive garden which wraps around the side of the property leading to the rear. There is a delightful private rear garden with lawn, established borders, pond and patio area.



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



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