

# Your local property experts



**32 Leahall Lane, Rugeley, WS15 1HX**

**Guide Price £240,000**



**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 spacious semi detached property close to local amenities and in a popular location. Offered with No Upward Chain the property would make an ideal first time purchase.

The property has been extended and the accommodation comprises: Hallway, lounge, breakfast kitchen, inner hallway, dining room, wet room, three first floor bedrooms and bathroom with small garage used for storage. Externally the property has a block paved driveway with large rear garden.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	



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