

Your local property experts



14 Running Hills, Rugeley, WS15 4AJ
Offers In The Region Of £285,000



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Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
w : www.jrpropertiesstaffs.com

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 spacious link detached family home. Located in the popular village of Armitage on a private drive surrounded by fields and enjoying rural views this property really must be viewed to appreciate. The property is in need of some upgrade and **REASONABLE OFFERS WILL BE CONSIDERED FOR A QUICK SALE.**

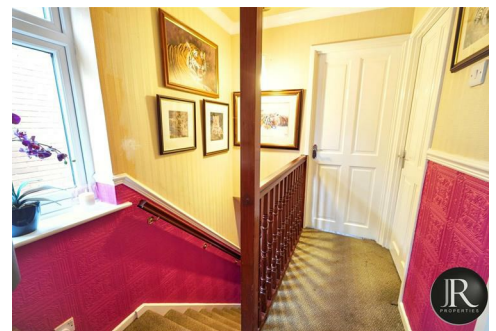
The accommodation comprises of: entrance hallway, generous lounge/diner, kitchen, conservatory, three good sized bedrooms and a beautifully refitted shower room. Also offering a single garage, large frontage offering ample off road parking and a private rear garden.

The property benefits from a new central heating boiler and new windows and doors (excluding the conservatory)



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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 | | |
| (39-54) E | | |
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