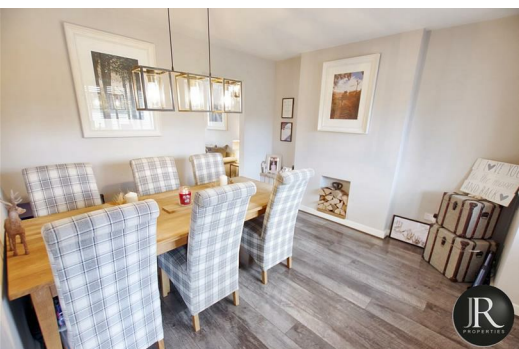


Your local property experts



30 Wordsworth Close, Rugeley, WS15 4UR

Guide Price £300,000



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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 pleased to offer for sale this immaculately presented detached family home located in the popular Village of Armitage. Having being upgraded and modernised by the current owners the property must be viewed to appreciate.

The accommodation comprises of: Entrance porch with hallway, breakfast kitchen with utility room and guest wc. A large dining room leads to a rear facing lounge with patio doors and media wall with floating fireplace. Upstairs are three generous bedrooms and modern bathroom. Outside the property has a private low maintenance rear garden with summerhouse and large patio. The front has recently had a newly laid driveway providing off road parking for several vehicles.

The property also enjoys a cul-de-sac location with open aspect to front. Viewing essential!



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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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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