

Your local property experts



12 The Cloisters, Rugeley, WS15 1GW
Offers In The Region Of £189,950



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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 individual coach house style property located on the popular Hawksyard estate situated in a delightful position having delightful woodland aspect to rear.

Approached via a ground floor entrance hallway; stairs rise to a first floor which leads to a generous lounge diner with a Juliet balcony appreciating the woodland views. There is a separate kitchen, a large double bedroom and bathroom.

Externally there are two parking spaces in front of the single garage and gated access which leads to the rear of the property where there is garden space, again enjoying the woodland views.

This is an ideal first time buy so early viewing recommended.



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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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		