

Your local property experts



14 Ingathorpe Road, Rugeley, WS15 1FE

Guide Price £315,000



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Sales : 01889 577 731
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

**** MOTIVATED SELLERS **** JR Properties are pleased to offer for sale this deceptively spacious four bedroom three storey semi detached property. Located on the ever popular Hawksyard development the property has a single garage and the extra benefit of ample off road parking. Viewing essential!

Internally a welcoming hallway leads to a spacious kitchen/diner, guest wc, family lounge to rear and stairs leading to first floor. This floor has three bedrooms, two doubles & one single and a family bathroom. The second floor master suite is a great size and occupies the entire second floor with en-suite shower room.

Externally; the property has a side driveway leading to the single garage and an additional drive at the front. There is an attractive low maintenance rear garden laid to patio, display borders, handy storage shed, the bonus of having a bar/garden room perfect for entertaining with friends and family and a workshop that could also accommodate an additional vehicle.



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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		
(91-91) A		
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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