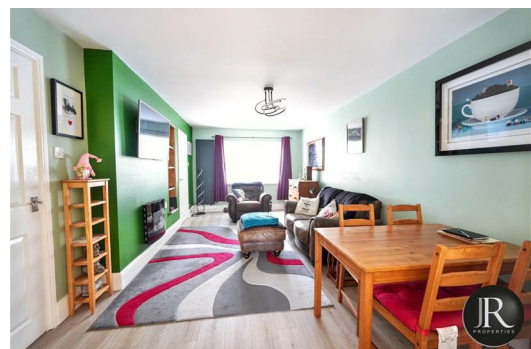


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59 Birch Lane, Rugeley, WS15 1EJ
Offers In The Region Of £239,950



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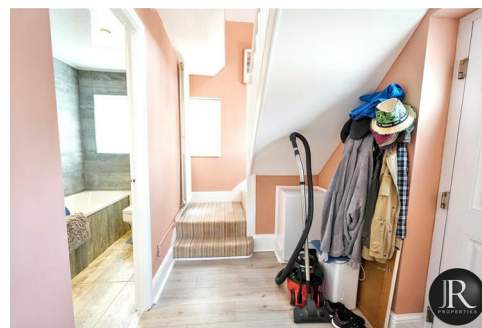
Sales : 01889 577 731
e : enquiries@jrpropertiesstaffs.com
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

**** MUST BE VIEWED **** JR Properties are pleased to offer For sale this delightful very well presented three bedroom family home nestled in a popular residential area with excellent access to local amenities and the stunning landscapes of Cannock Chase, presenting an ideal opportunity for families and professionals alike.

The ground floor accommodation offers a welcoming entrance hall, spacious lounge, conservatory, refitted kitchen and a refitted bathroom. To the first floor there are three generous bedrooms and a handy refitted wc to service all bedrooms.

Externally there is a private low maintenance rear garden offering a large workshop/shed which could be easily converted to home office or gym. To the front the property has practical off road parking for two good sized vehicles.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(91-91) A	
(81-91) B		(80-90) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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