

# Baden Powell Close

Rugeley, Cannock Chase, WS15 4QZ



John German are delighted to offer for sale this spacious, detached bungalow situated in a quiet cul-de-sac within the popular village of Cannock Wood.

**£320,000**



John German

This three bedroom, detached bungalow is situated at the end of a quiet cul-de-sac in the popular village of Cannock Wood and is located only a stone's throw away from Castle Ring which is positioned at the highest point at the southern edge of Cannock Chase, offering stunning surrounding countryside views. The village of Cannock Wood is situated approximately 3 miles away from the town of Burntwood, just under 7 miles from the Cathedral City of Lichfield and is within close proximity of Cannock Chase; an area of outstanding natural beauty, perfect for a walk, cycle or exploration. For schools, the property lies within the catchment area of Gentleshaw Primary Academy and Chase Academy for Secondary School.

The bungalow comprises of entrance hallway with doors off to the three bedrooms, two reception rooms, family bathroom and two storage cupboards, one of which currently houses the boiler.

The lounge is a spacious entertaining space with uPVC double glazed windows to the side aspect, carpeted flooring and glazed, sliding patio doors leading out to the rear garden.

The dining kitchen is fitted with an extensive range of matching wall and base units with roll-top work surfaces, an inset ceramic-style sink with mixer tap, integrated oven, whirlpool dishwasher, Bosch washing machine and a five-burner gas hob. There is space for a dining table and chairs and there is also a double glazed window to the side aspect, along with tiled flooring and glazed, sliding doors leading to the conservatory which in the summer makes for a lovely third reception room, providing direct access out onto the rear garden.

The master bedroom has a range of built-in wardrobes and overhead storage, plus a uPVC double-glazed window to the front aspect. A door leads to the en-suite shower room which comprises a low-level WC, wash hand basin, heated towel rail, shaving point, side-facing uPVC double-glazed window and a single shower cubicle with mains shower.

Bedroom two is a further well-proportioned double bedroom with a uPVC double glazed window to the front aspect, and bedroom three acts as an ideal single bedroom or home office, having a uPVC double-glazed window to the side aspect and access to the loft by way of a drop-down ladder leading to a substantial floored storage area.

The family bathroom comprises of a white panelled bath, heated towel rail, low-level WC, wash hand basin and a uPVC double-glazed window to the side aspect.

Outside to the front, there is a generous tarmac driveway providing off-road parking for two vehicles and a paved path which leads to the front entrance door and gate, which in turn leads to the rear garden. The rear garden is fully enclosed, having a paved patio seating area, lawned area, shed, summer house, plus various plants and shrubs.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk),  
<http://www.cannockchasedc.gov.uk/residents/planning>

**Our Ref:** JGA/13042021

**Local Authority/Tax Band:** Cannock Chase District Council / Tax Band D



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



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## Agents' Notes

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## Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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