

# Larch Road

Brereton, Rugeley, WS15 1AG



A generously sized four bedroom family home offered to the market with no upward chain, ideal for first time buyers or investors.

£190,000

John German 

This spacious four bedroom, semi-detached family home is ideally situated close to local amenities and facilities and is positioned within a short distance of Rugeley town centre and is only a short drive away from the nearby cathedral city of Lichfield.

The property comprises front entrance door opening into the hallway with useful storage cupboard, tiled flooring and carpeted stairs leading to the first floor landing. There is a door leading into the lounge/diner, door off into the guest cloakroom with low level WC and wash hand basin and an archway leading into the kitchen.

The generously sized lounge/diner has a gas fire with marble feature fire surround, carpeted flooring, two ceiling light points, a window to front aspect and French doors leading out to the rear garden.

The kitchen is fitted with a range of matching wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, tiled splash backs, built in electric double oven with gas hob and extractor above and an integrated fridge/freezer. There is space and plumbing for a washing machine and dishwasher, tiled flooring, door leading to the side access and a window to rear aspect.

Upstairs the carpeted first floor landing has loft access and doors off into the four bedrooms. There are two doubles and two smaller single bedrooms, ideal as bedrooms or even as an office or study.

The family bathroom comprises low level WC, wash hand basin, white panelled bath with shower over, laminate flooring and a window to the side aspect.

Outside, to the front of the property is a tarmac driveway providing off road parking for one vehicle with steps leading up to pathway which gives access to the front door and front garden along with a gate leading to the enclosed rear garden. The rear garden has a paved patio seating area, ideal for summer entertaining, along with a lawned garden with well stocked borders, brick built shed and outside tap.

**Agents Notes:**

This property was originally of concrete construction and has received the PRC2 upgrade (brick skin).

The property has solar panels installed by a Shade Greener. Further details available upon request.

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[Cannock Chase District Council | \(cannockchasedc.gov.uk\)](http://Cannock Chase District Council | (cannockchasedc.gov.uk))

**Our Ref:** JGA/24042023

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











Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	80   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German  
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL  
 01543 419121  
 lichfield@johngerman.co.uk

#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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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