

Church Street

Rugeley, Staffordshire, WS15 2AB



A rare opportunity to buy in arguably one of the best town centre roads in Rugeley! Fabulous 1930's detached bungalow with two double bedrooms, two reception rooms, breakfast kitchen and family bathroom.

NO UPWARD CHAIN

Offers in the region £340,000

John German 

A truly characterful 1930's detached bungalow, lovingly maintained and presented to offer a well planned and spacious proportioned home with a blend of original and modern design features. Just a few minutes' walk into the town centre with its full range of amenities.

An arched open porch leads you into a spacious reception hall with parquet flooring, high level ceiling, picture and dado rails, original panelled doors and a centre point of access to all rooms within the bungalow.

There are two separate and stylish reception rooms, both enjoying a front garden aspect and both having bay windows and traditional fireplace surrounds together with high level ceilings and picture rail.

The breakfast kitchen has a bespoke range of country style pine base and wall units, contrasting worktops and splash back tiling, inset sink unit, built in cooker, hob, extractor and refrigerator. There is ample space for a table and chairs, double door access to the rear garden, further access to the side driveway and windows and natural light to three sides.

There are two double bedrooms within the property or potentially three if the separate dining room was also utilised. Both bedrooms are of excellent size and enjoy a rear garden aspect with a range of built in wardrobes.

The family sized bathroom has been upgraded and refitted and offers a traditional style white and chrome suite to comprise bath, separate shower unit with mains shower feed, wash hand basin/vanity unit, low level WC and modern aqua boarded wall surfaces in part.

There is ladder access to a large loft with a limited area of boarding but subject to survey and all relevant permission, may offer conversion potential.

Outside an attached single garage has an up and over door, side pedestrian door, electric light and power points. Block paved driveway parking in front of the garage and further block paving forms a sweeping footpath to the front entrance. A walled front garden has a lawn, shrubbery borders and rockery stones.

The privately screened and enclosed south east facing rear garden is a manageable size and offers a lawn, block paved patio area and very well stocked shrubbery and perennial borders.

Agents note: The property is situated within a conservation area.

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.cannockchase.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02052023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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