

# Post Office Lane

Slitting Mill, Rugeley, WS15 2UP

John German







## Post Office Lane

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£550,000

Within a two minute walk of Cannock Chase and located in arguably one of Slitting Mill's most sought after roads, a superbly presented dormer property of style and versatility.

With the benefit of a lovely wide plot that fronts onto Post Office Lane, this delightful modern home was built in the early 1980's and has in recent years been much updated and upgraded by the current owners and offers a very comfortable range of gas centrally heated and uPVC double glazed accommodation. With the versatility of bedrooms and bathroom facilities both on the ground on first floor levels.

Step through the part glazed main front entrance door and you are greeted by a large central reception hall with Karndean flooring and access via oak finished contemporary doors into all rooms on the ground floor, including a useful cloaks storage cupboard. The principal reception room is a rear facing lounge of excellent size and proportion that has dual aspect garden facing windows and a focal point fireplace with feature gas fire.

Also enjoying dual aspect views and light, is a full length open plan dining kitchen with double doors within the dining section that leads you into the rear garden and a full range of newly fitted pale grey base and wall units, together with quartz style worktop and upstand, built in electric double oven, hob, extractor hood, glass splashback, fridge freezer and dishwasher. The kitchen also has a modern tiled floor and low voltage spotlights.

Easily accessible to the kitchen is a fully fitted separate utility room with a similar range of units, worktops, further sink unit, splashback tiling, space for a washing machine and tumble dryer, wall mounted gas central heating combination boiler and storage space generally.

Positioned to the front of the property and enjoying privacy is a ground floor bedroom suite with its own entrance hall, excellent sized double room and an en suite shower room with new white and chrome fittings to include a double width walk in shower, wash hand basin and low level WC with be spoke storage cupboards and worktop.

On the first floor, a light and bright landing with rear aspect window and a built in useful storage cupboard, gives access to the two first floor bedrooms and shower room. The master bedroom is a delightful, light filled, dual aspect dormer room with very pleasant front and rear views. Next to this main room is a third single bedroom which is currently fitted out and used as a dressing room and next to this is a fully refitted family shower room with white and chrome fittings and part tiling to include shower, low level WC and wash hand basin.

Outside, detached double garage with two up and over doors, electric, light and power. Quality resurfaced tarmac and paver edged parking for several cars with an additional hard standing area next to the garage and storage area behind. Wall and fenced frontage incorporating electric gates. Both front and rear gardens have lawned areas with the rear garden having stone patio and pathways, shrubbery borders and all enjoying an excellent degree of privacy.

**Agents note:** There is a tree preservation order on a horse chestnut tree in the rear garden.

**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.

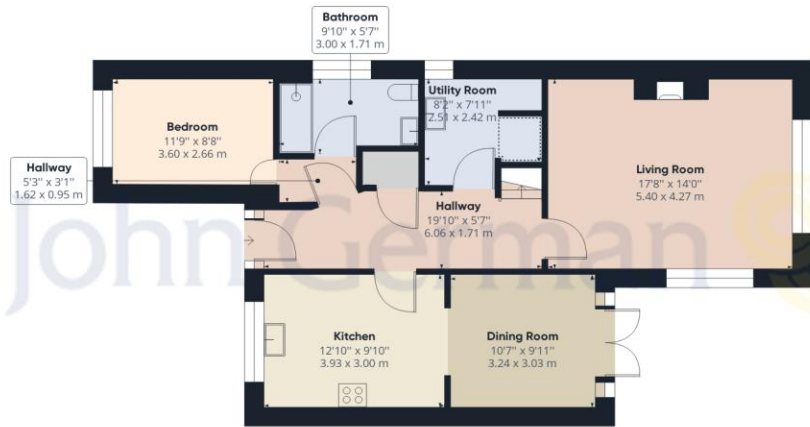
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/18072023

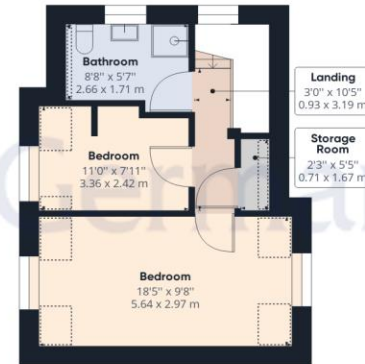
**Local Authority/Tax Band:** Cannock Chase District Council / Tax Band E







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1519.31 ft<sup>2</sup>

141.15 m<sup>2</sup>

**Reduced headroom**

56.88 ft<sup>2</sup>

5.28 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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