

Rugeley Road  
Burntwood, WS7 9HA

John German






# Rugeley Road

Burntwood, WS7 9HA

£1,150,000

A large, modern detached house with a swimming pool, outdoor kitchen, and covered lounge area. The house features a white exterior, a dark tiled roof, and a prominent brick chimney. The pool is surrounded by a paved deck and a brick wall. The outdoor kitchen and lounge area are visible in the background.

A truly outstanding detached house that is superbly presented accommodation full of charm and character. The house occupies an equally impressive plot including an outdoor swimming pool, outdoor kitchen and covered open lounge area.

The property is situated on the rural edge of Burntwood close to the villages of Chorley and Genteshaw. It is extremely convenient for the cathedral city of Lichfield that has two railway stations - the City station operates on the cross city line to Birmingham and many suburban hols including Sutton Coldfield and the Trent Valley station has several services operating to London Euston. The nearby M6 toll provides direct access into the national motorway network.

Accommodation - Step inside the reception hall having a quarry tiled floor from which leads a sitting room that has a superb inglenook fireplace with open fire on a raised hearth. There is a beamed ceiling and stairs rising to the first floor landing.

A guest cloakroom has a WC and wash basin with integrated cupboard beneath, a built in mirror and pelmet lighting.

The family room has a brick inglenook fireplace with cast log burner, beamed ceiling and bow window overlooking the side garden.

A charming lounge has a spacious brick inglenook incorporating TV display areas, a log burner, beamed ceiling and patio doors open to the swimming pool.

A separate dining room has a bow window and double French style doors opening to the side sun terrace. A wide opening leads to excellent bar having a quarry tiled floor and rustic brickwork to the arch.

The breakfast dining kitchen has an attractive range of high and low level units with contrasting granite work surfaces and two recess Belfast style sinks. There is a flagstone floor and an electric Everhot range cooker with feature canopy above incorporating an extractor fan.

A rear/side lobby has a walk-in pantry off and a tiled floor that extends into the utility room which has a further range of base cupboards, Belfast style sink, granite effect work surfaces plus space and provision for domestic appliances.

On the first floor there are four bedrooms, the principal bedroom has an excellent range of built in wardrobes extending full width to one wall and its own ensuite comprising shower, pedestal wash basin, WC and half height tiling.

Serving the three further bedrooms is a superbly appointed family bathroom comprising bath with chrome mixer tap, shower and screen, pedestal wash hand basin, low flush WC, tiling to all wet areas and painted panelling to the remaining walls, recessed shelf and a cupboard housing the hot water cylinder.

Outside - The house occupies a slightly elevated position standing well back from the road beyond double gates which open to the very spacious drive capable of parking numerous vehicles including storage for a motorhome or caravan. The spacious double garage has the benefit of an adjoining store and workshop. There is also a very useful covered carport.

Immediately adjacent to the parking area is a lawned garden and retaining wall with steps up to further extensive lawned areas that enjoy various mature borders and trees plus a winding path. A path leads to the Lych Gate. The garden continues to rise having further lawned areas and sun terraces. To the side there is a patio area with water feature and an outside barbeque kitchen. Further terraces lead to the superb heated swimming pool area having a changing room with a shower and WC. A separate kitchen has a stainless steel sink and drainer plus space and provision for a fridge. There is also a plant room and a covered outdoor lounge area opening directly onto the sun terrace.

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

**Services:** Mains water and electricity. Heating is via an oil fired system, there are separate boilers for the house and the swimming pool. Drainage is to a septic tank. 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/31072023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band G





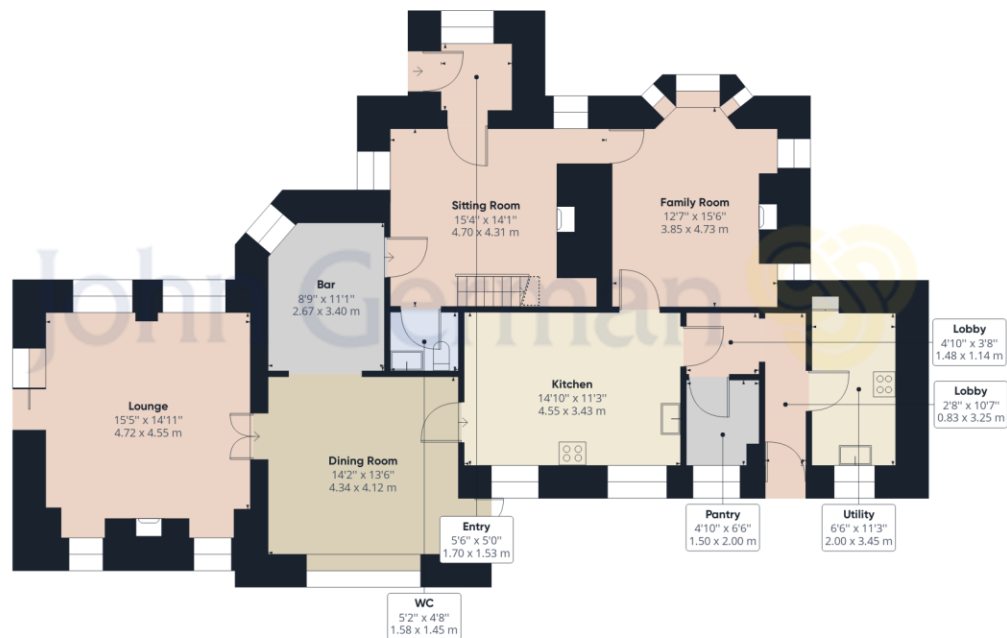




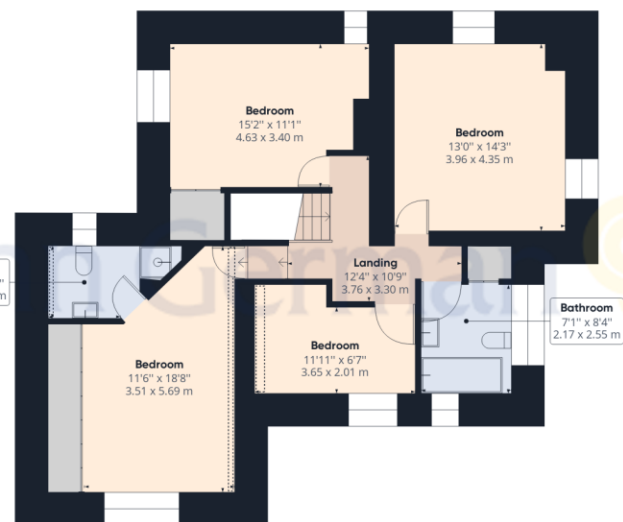








Ground Floor



Floor 1

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

2175.77 ft<sup>2</sup>

202.14 m<sup>2</sup>

**Reduced headroom**

27.98 ft<sup>2</sup>

2.60 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		74 C
55-68	D	56 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

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



