

# Tatenhill Common

Rangemore, DE13 9RS



A charming country cottage with wonderful rural views offering tremendous scope and potential to modernise in your own style, having a cosy lounge with open fire, dining kitchen, double bedroom, bathroom and outhouse. No upward chain.



Offers Over £200,000

John German 

Situated in the sought after rural location is this charming mid terrace cottage offering tremendous scope and potential for the buyer to modernise in their own style. Tatenhill Common in Rangemore is surrounded by wonderful Staffordshire countryside yet with the convenience of being in each reach of the A38, putting the nearby centres of Burton-on-Trent, the cathedral city of Lichfield, Derby, Birmingham and beyond, all in easy reach.

Set behind a pretty front garden with off road parking and a front entrance door opening into a cosy lounge with an open fire providing the focal point and a door opening into the kitchen.

The kitchen is ready to modernise, currently equipped with a range of base and eye level units with work surfaces over, cooker to be included and a useful under stairs storage cupboard. There is a staircase off to the first floor and a door to a lean-to porch which has a door opening out to the rear entry.

To the first floor, the landing has doors off to a large double bedroom with plenty of storage with having wardrobes across one wall and window framing views to front.

There is a good size bathroom with bath, pedestal wash hand basin, WC, fitted airing cupboard and window to rear.

Across the rear of the property there is a small yard where Needwood Cottage has access over Appletree Cottage to give access to the rear and a useful brick outhouse offering scope and potential subject to the usual building and planning regulations. This is divided into four spaces including a workshop style area with Belfast sink, wood store, outhouse/store and additional cupboard with a doorway opening out into the large rear garden. Ideal for those with green fingers with pretty colourful borders, shaped lawn and a summerhouse at the top of the garden, perfect for enjoying fantastic views across fields and well beyond. There are also two former pigeon sheds.

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

**Services:** No gas. Electric storage heating. Mains water, drainage and electricity 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)

[www.eaststffsbcc.gov.uk](http://www.eaststffsbcc.gov.uk)

**Our Ref:** JGA/03082023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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#### Agents' Notes

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