## St. James Close

Longdon, Rugeley, WS15 4QP









Within a cul de sac of detached bungalows and named after the dose neighbouring St. James The Great church, here is a rare opportunity to buy a detached bungalow of generous overall size and having an equally generous front drive way and lawned garden together with a lovely established and private rear garden.

Beyond the front entrance porch lies a long hallway with built in doaks storage facility and access in turn to a split level further area of hall with double doors that lead into the superbly sized lounge/dining room. A high ceiling is a real feature of this room together with a south west facing double garden doors and a marble open fire place. There is a generous space for a dining table and chairs and a set of patio doors to the side.

Leading off the dining room is a fitted breakfast kitchen with a range of sage green panel fronted base and wall units, roll top work surfaces and breakfast bar, splash back tiling, enamel sink unit, gas range cooker and a tiled floor.

A useful utility room is also accessed from the dining room and has a fitted sink and storage cupboards, rear door to the garden and access to a two-piece fitted guest's doakroom. There is also internal access to the large double garage.

At the other end of the bungalow there are three double bedrooms each having built in wardrobes and storage and each enjoying an attractive garden outlook.

The family sized bathroom is conveniently placed for all bedrooms and has a white and chrome suite with complementary floor and wall tiling to include a bath, separate shower, dose coupled WC and a wash hand basin/vanity unit. There is ladder access to a part boarded loft space that also has a light fitted.

Outside a double garage has an electric roller shutter door, fitted light and power points. A block paved driveway at the front is large enough for four cars or so together with a lawned foregarden with established shrubbery borders.

The south west facing rear garden is mature and private and has a lovely variety of shrubs and perennials, a lawn and splitlevel patio area, omamental water feature and several trees to provide screening.

**Agents Note**: Immediate neighbouring bungalow (12) has planning permission passed for a kitchen and be droom extension. For further information see Lichfield District Council planning website, ref 23/00160/FUL.

**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/govemment/organisations/environment-agency

Our Ref: JGA/10112023

Local Authority/Tax Band: Lichfield District Council / Tax Band E

















## Agents' Notes

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## Referral Fees

John German

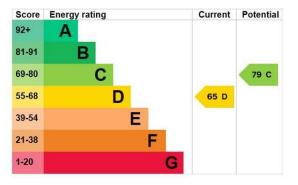
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## John German 💖





