

Birch Lane

Brereton, Rugeley, WS15 1EJ

John
German





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Guide Price £399,950



A much extended and upgraded four bedroom detached house with stylish and versatile living spaces, luxury breakfast kitchen, bathroom and en suite that is located within minutes of picturesque Cannock Chase.

Set back from the roadside behind a privately walled frontage and double gates, this attractive and very much improved home will have undoubted interest to the young growing families that seek the convenience of nearby town facilities but also want close neighbouring countryside.

With gas central heating and double glazing throughout, the property offers a modern double glazed steel grey front entrance door that leads you into a hall with oak finished doors leading off and staircase to the first floor. Take a step to the left hand side and you enter into a front facing sitting/dining room or take a step to the right hand side and you enter the main living room which has a front facing window, log burning stove and feature vertical radiators. Open access leads into a further extended sitting area with vaulted ceiling and skylights, and double doors leading you out to the rear garden.

Leading off the main lounge is a beautifully refitted breakfast kitchen with a full range of dark blue shaker style base and wall units with contrasting worktops, tiled and glass splash back, breakfast bar, built in double oven, electric hob, extractor hood, acrylic sink unit, dishwasher plus appliances spaces for a fridge/freezer, washing machine and tumble dryer. Double doors lead you to the rear garden.

On the first floor a centre landing gives access to the four bedrooms, family bathroom and loft space. Bedroom one is a front facing double room with built in wardrobes, storage drawers and access to a lovely spacious en suite bathroom with a white and chrome corner bath, low level WC, wash hand basin and partial ceramic wall tiling. Bedrooms two and three are also front facing double rooms with built in wardrobes to one of the rooms and bedroom four is currently fitted out as a rear facing single bedroom with further built in wardrobes and storage.

The family bathroom has been fully refitted to offer a contemporary white and chrome suite together with a combination of wall tiling and aqua boarding and offers a bath with shower over, low level WC and wash hand basin/vanity unit.

Outside - Single garage with double doors at the front, rear internal door to the kitchen, electric light and power points.

A privately gated block paved driveway has space for several cars together with a lawn, pathway and gated side entrance leading to a fully fenced rear garden with lawn, borders and seating areas.

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

Property construction: Brick and tile **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

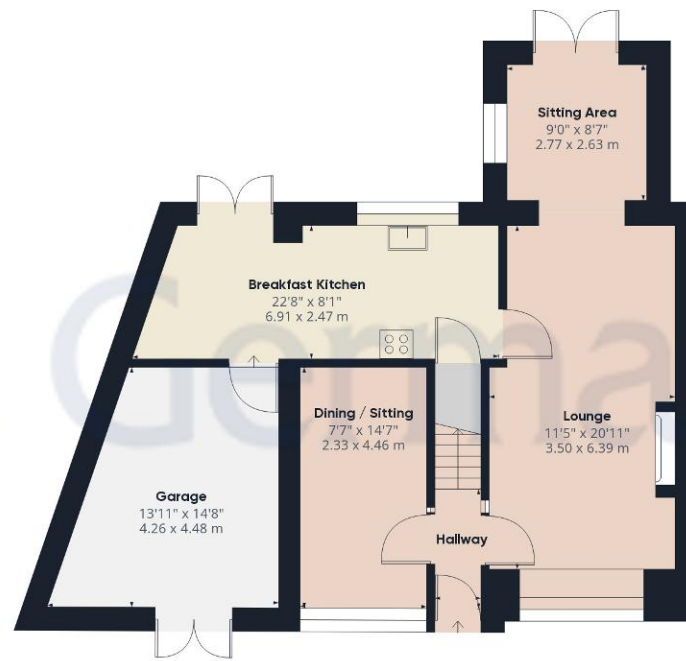
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12032024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1506.07 ft²

139.92 m²

Reduced headroom

20.41 ft²

1.9 m²

(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.

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Agents' Notes

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John German

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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