## Church Way Longdon, Rugeley, WS15 4PG





An attractive three bedroom detached bungalow situated within the highly sought after village of Longdon offered to the market with no upward chain.

£425,000





Offered to the market with no onward chain, this well presented detached bungalow is situated in a delightful position within the desirable village of Longdon. A popular village with residents of all ages, being only a short distance from Cannock Chase which is an area of outstanding natural beauty - a great place for those keen walkers, cyclists and explorers. The village is home to the highly regarded 'Swan With Two Necks' pub while 'The Red Lion' pub and restaurant is in the neighbouring village of Longdon Green. There are a range of shopping, convenience, and leisure facilities in the nearby market town of Rugeley and Cathedral City of Lichfield. Nearby road links include the A51, A38 and M6 toll road. Additionally, there are a choice of train Stations in both Rugeley and Lichfield, offering a range of services to destinations such as London Euston, Crewe, and Birmingham New Street. For local schooling, this property falls within the catchment of St. James' England Primary Academy and for secondary school, the catchment is the Friary School in the nearby Cathedral City of Lichfield.

Internally the property comprises of entrance door opening into the porch with door leading into the spacious dining hallway with large window to the side aspect and airing cupboard.

All three bedrooms are of fair proportions and both the master and bedroom three benefit from fitted wardrobes with sliding doors.

The shower room has half tiled walls and tiled flooring, low level WC, wash hand basin, shower cubicle with mains shower, chrome style heated towel rail, ceiling light point and obscured UPVC double glazed window to the side aspect.

The spacious living room has a large uPVC double glazed window to the side aspect along with glazed sliding doors leading out to the rear garden, a brick fireplace housing the fire and a ceiling light point.

The modern kitchen is fitted with a range of matching modern wall and base units with worktops over, a range of integrated kitchen appliances, white tiled splashbacks and an inset ceramic sink with mixer tap over. There is a UPVC double glazed window to the rear aspect and tiled flooring. Leading off is a separate guest cloakroom and a door to the rear garden.

Outside - To the front of the property is a lawned garden and tarmac driveway providing off road parking for several vehicles leading to the integral garage with up and over door. To the rear of the property is a tiered garden with countryside views beyond.

**Agents note:** The property is not currently registered with Land Registry. Probate has been applied for but not yet granted.

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

Property construction:BrickParking:DriveElectricity supply:MainsWater supply:MainsSewerage:MainsHeating:Gas

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

Broadband type:

See Ofcom link for speed: https://checker.ofcom.org.uk/

Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Local Authority/Tax Band: Lichfield District Council / Tax Band D

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

Our Ref: JGA/14032024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





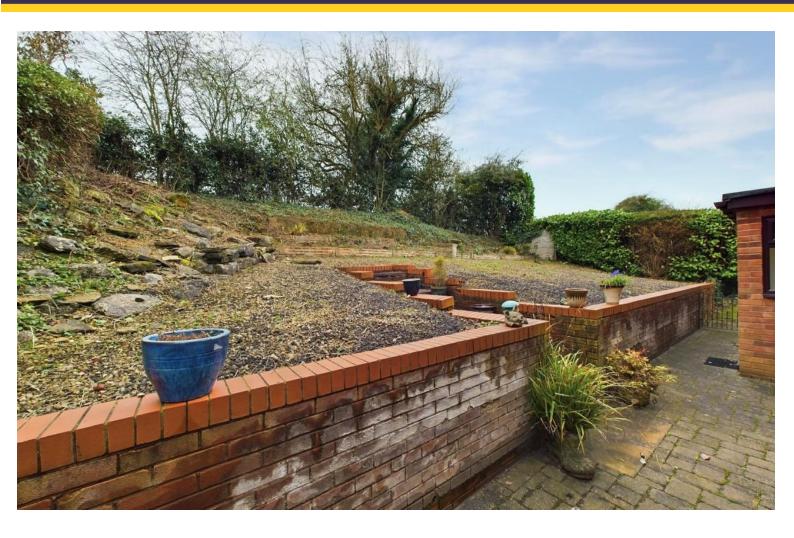














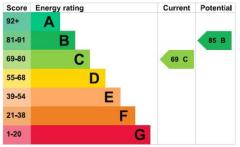
Agents' Notes
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to 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.

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. Inmaking 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.



**OnTheMarket** rightmove 🗅 ( RICS



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