

# 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



John German 

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:** Brick **Parking:** Drive

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** 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 <https://checker.ofcom.org.uk/>

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/14032024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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