

Upper Way
Rugeley, WS15 1QB

John 
German







Upper Way

Rugeley, WS15 1QB

£750,000

An individually designed detached family residence situated in the highly sought after Staffordshire village of Upper Longdon.

This superbly appointed detached family home sits proudly on Upper Way and occupies a lovely position within the sought-after village of Upper Longdon, being only a few minutes' walk from Cannock Chase, a designated area of outstanding natural beauty, with its many tracks for horses, dog walking, cycling, walking and much more. The Nearby cathedral city of Lichfield is home to a selection of boutiques shops, cosy cafes, markets, pubs and a vast selection of restaurants. There are two train stations providing regular services to destinations such as Birmingham, Bromsgrove, London Euston and many more. For local schooling, this property falls into the catchment area for St James Church of England Primary Academy located in the neighbouring village of Longdon and for secondary education it's the Friary School, situated off Eastern Avenue in Lichfield.

This truly inspiring and exceptional split level designed detached family home boasts breathtaking panoramic rural views over the surrounding countryside whilst offering a high specification modern interior.

The accommodation offers five impressive double bedrooms, with beautiful galleried landings on both floors, two luxury en-suites and a modern family bathroom.

On the top floor is the magnificent master suite complete with three Velux windows allowing you to take in the far reaching countryside views, a luxury en-suite shower room and your very own walk in wardrobe.

On the ground floor to the front of the property is the office/snug a great place for those looking to work from home but would also double up as a superb snug or even playroom, a guest cloakroom and a door leading into the integral garage.

In many ways the heart of the home is the grand open plan kitchen/living/entertaining space with under floor heating, cosy log burner, large bi-folding doors opening directly onto the garden, encompassing integrated living space and modern kitchen fitted with a range of integrated appliances with matching laundry/utility room off.

Outside to the front of the property is a large block paved driveway providing off-road parking for 4/5 vehicles and access to the integral garage. To the rear of the property is a fully enclosed garden laid mainly to lawn, with patio seating area, garden shed and views of the surrounding countryside.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: TBC - 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 G

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

Our Ref: JGA/28032024

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.

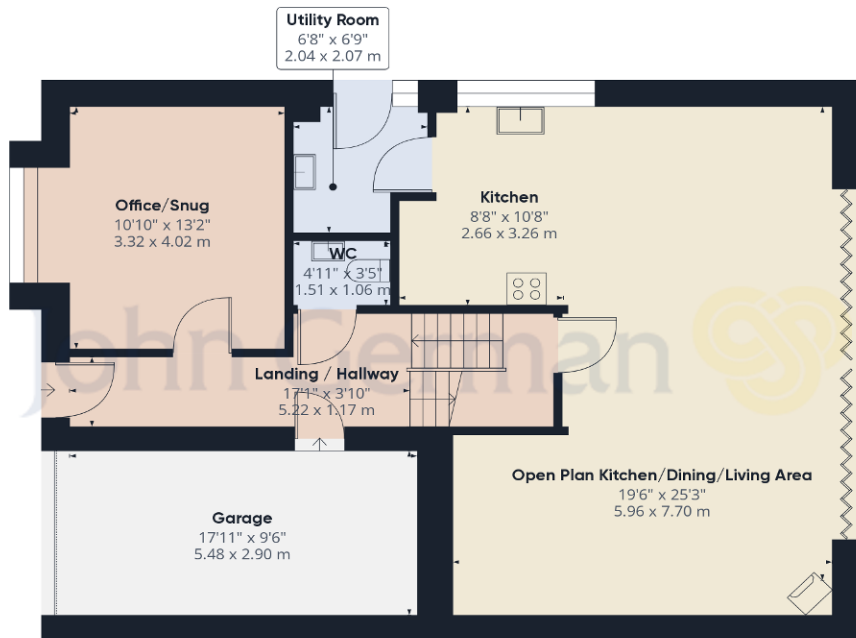




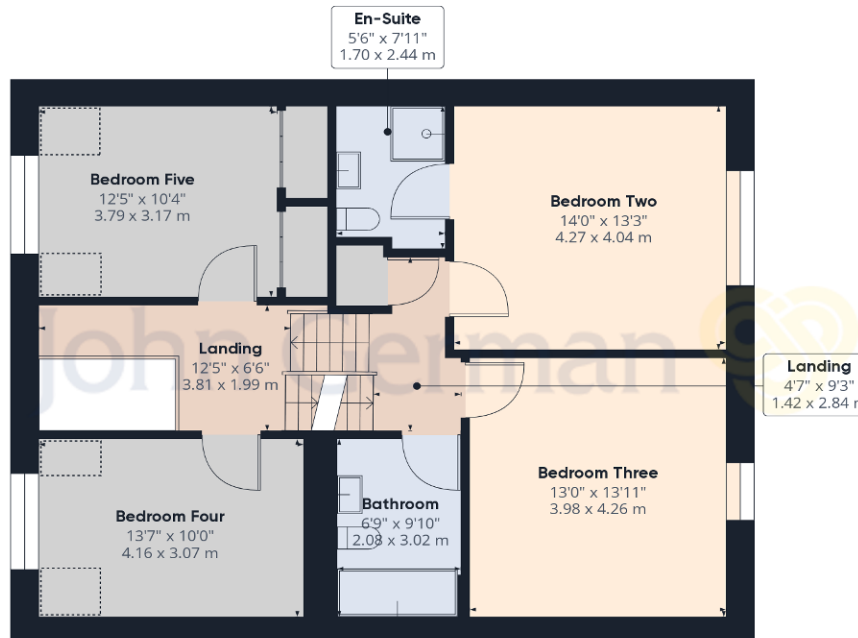




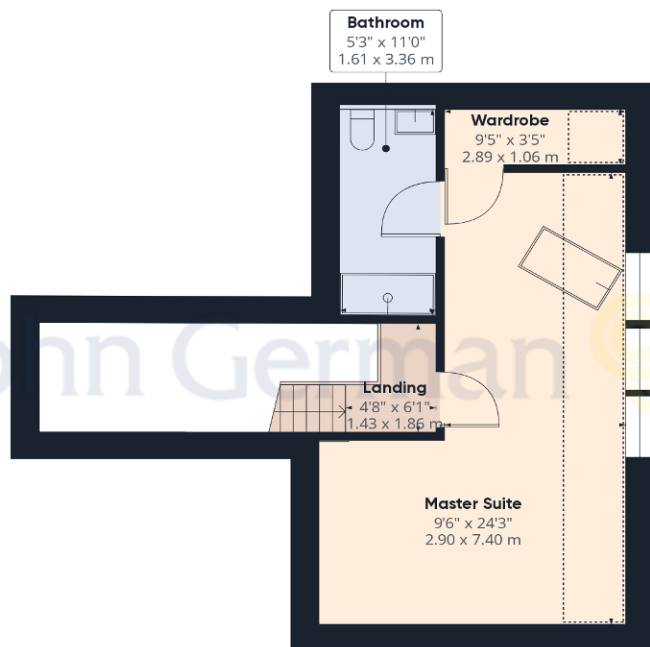




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2379.81 ft²
221.09 m²

Reduced headroom

113.21 ft²
10.52 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

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.

Referral Fees

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. In making 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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