

# Thorn Close

Brereton, Rugeley, WS15 1TA

John German





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£385,000

An extremely attractive four bedroom detached house located in this sought after cul de sac, easily accessible to Rugeley town centre amenities and pleasant walks alongside the Trent and Mersey Canal.



Approached from Armitage Road, Thorn Close is an ultra pleasant cul de sac of detached houses, ideal for family purchases seeking nearby urban conveniences but well tucked away in a quiet and established area.

The property is gas centrally heated and double glazed and offers an enclosed storm porch that leads you into the reception hall with an oak balustraded stair to the first floor and access door to the lounge and kitchen. The front facing lounge is of excellent proportions and has a bay window, modern stone fireplace and the separate but adjoining dining room is approached from double doors that lead off the lounge and is a true family sized dining room which leads in turn to a substantially sized uPVC double glazed conservatory. The kitchen is fitted with a range of cream high gloss base and wall units, contrasting worktops and splashback tiling, appliance space for a cooker, inset sink unit, integrated refrigerator and rear aspect window with lovely garden views. A separate utility room leads off the kitchen and has appliance spaces for a washing machine and tumble dryer/dishwasher. A two piece fitted guest cloakroom leads off the utility room and there is also a large storage room that forms part of the original garage (easily re convertible if required).

On the first floor, a centre landing with airing cupboard gives access to the four bedrooms and family bathroom. The master bedroom has a front facing aspect and has fitted wardrobes and three piece part tiled en suite shower room. Bedroom two is a double front facing room with built in wardrobe. Bedroom three is a rear facing double room with wardrobe and bedroom four is a single bedroom with rear facing aspect and a built in wardrobe. The family bathroom is fitted with a white and chrome suite and partial tiling to include a bath with shower over, low level WC and wash hand basin.

Outside, resurfaced tarmac driveway with paved edging bricks, together with a front lawn, shrubbery borders and a small section of the original garage serves as storage for bikes, lawn mowers etc. The rear garden is of good size and offers a full width patio area, steps that lead up to a tiered garden with a wealth of shrubs and perennial plants throughout, together with a lawned upper area, further seating terrace and a storage shed.

**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 and 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:** Cannock Chase District Council / Tax Band E

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

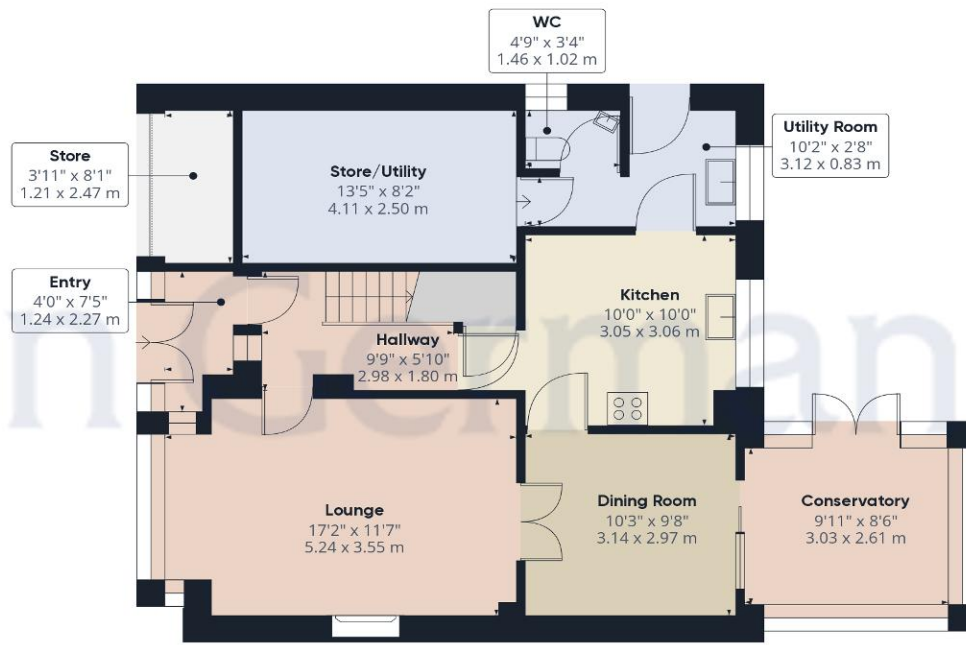
[www.cannockchasedc.gov.uk](http://www.cannockchasedc.gov.uk)

**Our Ref:** JGA/22042024

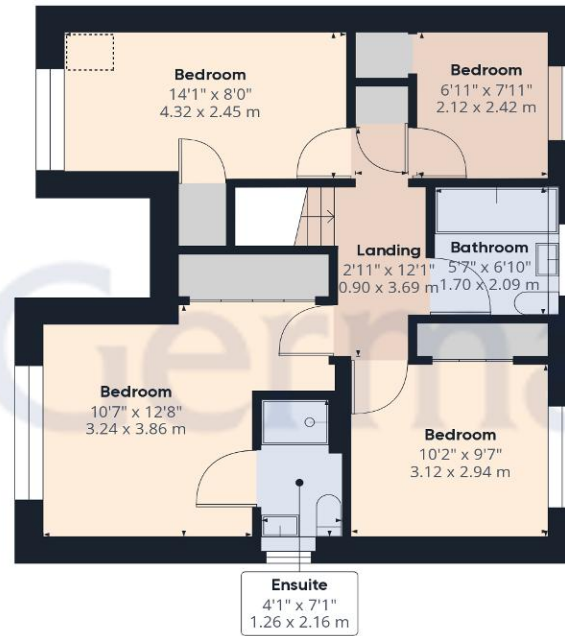
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1416.04 ft<sup>2</sup>


131.55 m<sup>2</sup>

**Reduced headroom**

4.73 ft<sup>2</sup>

0.44 m<sup>2</sup>

(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.

**GIRAFFE360**



### 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

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**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.

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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



