

Penkridge Bank Road

Slitting Mill, Rugeley, WS15 2UE

John 
German





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£499,950

A fabulous four bedroom detached corner plotted dormer bungalow in a sought after Staffordshire village on the Cannock Chase borders, with mature private gardens and a detached four car garage with conversion potential (STPP).



Located on the corner of Penkridge Bank Road and Jones Lane and enjoying a southerly orientation to the rear, this mid twentieth century detached dormer bungalow offers a well presented range of family sized accommodation with exciting potential to convert or part convert the detached garage building into an annexe (STPP). The property has a wrap around private garden to three sides and a large block paved driveway with five bar gate entrance, and the whole property has uPVC double glazing and gas central heating.

A recessed storm canopy porch and main entrance door lead into a reception hall/study area that has a two piece fitted guest cloakroom leading off and access to both the lounge and kitchen.

The principal reception space is a large front facing family lounge with a bay window and fitted window seat and a feature inglenook style brick fireplace with a cast iron stove.

A substantially sized open plan kitchen/dining area and conservatory all enjoy access and views to the rear garden, the fitted kitchen has a full range of timber contemporary style base and wall units with contrasting worktops and splashback tiling, inset sink unit, two built in ovens, induction hob, integrated dishwasher, fridge freezer and washing machine. The adjoining dining area has a matching range of units, built in table/study desk, tiled flooring throughout and open access to the uPVC double glazed conservatory.

There is access to a boarded loft space above the kitchen which has a drop down ladder and the gas fired central boiler.

Leading off the kitchen is an inner hall which in turn gives access to two ground floor bedrooms and a recently refitted shower room.

Both ground floor bedrooms are of double size and the rear facing room is currently furnished as an additional sitting room. Both rooms are conveniently placed for easy access to the newly refitted shower room/WC which is fully tiled and offers a contemporary shower, low level WC and wash hand basin/vanity unit.

The first floor landing gives access to two double further bedrooms and an ensuite shower room, and built in wardrobes to the larger room with the ensuite containing a walk in shower, low level WC and wash hand basin together with a tiled floor and eaves storage.

Outside detached garage building split into two double sized sections, one with attic storage and staircase, and the other with a vaulted high level ceiling.

A five bar gate leading from Jones Lane give access to the large block paved driveway with parking space for a multiple number of cars. The boundaries are all privately hedged, the principal areas are lawned and there is a wealth of established shrubbery borders throughout the garden.

Agents note: An outline planning application for development of the small field behind this property was submitted on 8/3/2022. The current status of the application is "all matters reserved". See Cannock Chase District Council planning portal for further information. Reference CH/22/0090.

This property is on the corner of Penkridge Bank Road and Jones Lane. You must turn into Jones Lane and the driveway is the first on the left hand side.

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

Heating: Mains 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: Cannock Chase District Council / Tax Band E

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

Our Ref: JG A22042024

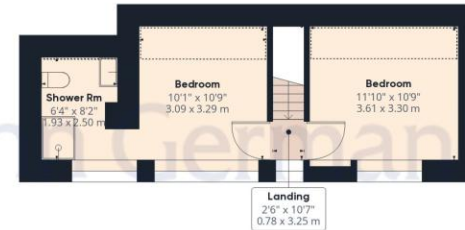
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2


Approximate total area⁽¹⁾

2136.1 ft²
198.45 m²

Reduced headroom

71.99 ft²
6.69 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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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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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