

# Chester Road

Rugeley, WS15 1GD

John  
German









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£350,000



**An impressive detached family home which has been beautifully presented throughout situated in a popular residential location.**



John German are delighted to offer to the market this extremely well presented four bedroom detached family home on the popular Birches development in Rugeley. Ideally situated to Cannock Chase and Rugeley Town Centre offering all amenities. For families this property falls into the catchment area for Churchfield CE Primary Academy located on Sandy Lane and for secondary education it's the Hart School in Rugeley.

A covered front entrance door with matching side screen opens into the welcoming entrance hallway with ceiling light point, radiator, laminate flooring, carpeted stairs rising to first floor landing and doors off into the living room, breakfast kitchen and guest cloakroom. The guest cloakroom comprises of a low level WC, hand wash basin with tiled splash back, ceiling light point, extractor fan, radiator and laminate wooden effect flooring.

The warm and welcoming living room has a feature fireplace with inset electric fire, two ceiling light points, laminate wooden effect flooring and a UPVC double glazed bay window to front aspect. Double doors open to the versatile snug room with a ceiling light point, radiator, laminate wooden effect flooring and UPVC double glazed sliding patio doors leading to the rear garden.

The spacious breakfast kitchen is fitted with a range of matching base and wall units with laminate work surfaces over and separate breakfast bar, tiled splashbacks, inset sink unit and drainer with mixer tap plus a range of integrated appliances. There is a UPVC double-glazed window overlooking the rear garden, door leading to side elevation and a return door back into the hallway. Also off the kitchen is a dining room/bedroom five which was originally the garage, with a ceiling light point, wall mounted gas central heating boiler, radiator, laminate wooden effect flooring, door leading to the side of the property and a UPVC double-glazed window to front aspect.

Upstairs there are four well-proportioned bedrooms and the family bathroom. The master bedroom benefits from a range of fitted wardrobes providing fantastic storage space, carpeted flooring, ceiling light point and two UPVC double glazed windows to front aspect. It has the benefit of its own en suite comprising a fully tiled double shower cubicle with electric shower over, low level WC, wash hand basin, herringbone effect flooring, ceiling light point, extractor fan, radiator and UPVC double-glazed window to side.

There are three further well proportioned bedrooms serviced by the modern family shower room comprising of a low level WC, wash hand basin, double shower cubicle with power shower, ceiling light point, extractor fan, part tiled walls, herringbone effect flooring, radiator and UPVC double glazed window to rear.

Outside - The property is set back from the road behind a lawned front garden and a path to the front entrance. There is a driveway to the side providing off-road parking. To the rear of the property is a delightful enclosed garden with paved patio areas providing low maintenance. There is a garden shed with power and light and useful outside tap.

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

**Property construction:** Traditional      **Parking:** Drive      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Gas

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

**Broadband type:** Fibre

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 D

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

**Our Ref:** JGA/30042024

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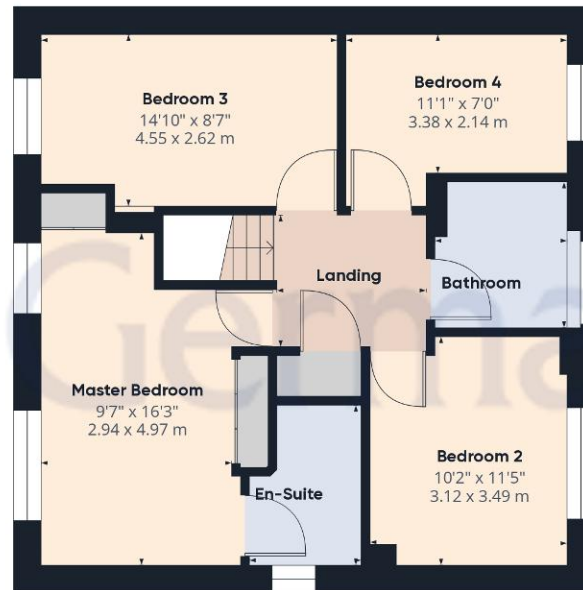








Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**

1354.42 ft<sup>2</sup>

125.83 m<sup>2</sup>

**Reduced headroom**

8.46 ft<sup>2</sup>

0.79 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@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





