

# Church Way

Longdon, Rugeley, WS15 4PG



Located in the sought after and picturesque village of Longdon, with southerly facing rear garden, a three bedroom detached bungalow in need of modernisation and offered with no upward chain.

£315,000

John German 

Church Way leads off Brook End and is an established and very pleasant mixed road of houses and bungalows, close to the village centre and convenient for the A51 giving swift access to Lichfield, Rugeley and far beyond.

This detached bungalow is in need of modernisation throughout and has uPVC double glazing and night storage heating together with an open fire in the lounge. Whilst not connected to this property, mains gas is connected to neighbouring homes.

The front main entrance to the bungalow is via a small enclosed storm porch which then leads into a lovely spacious dining hall with side aspect window and a built in cloaks storage cupboard.

Leading off the dining hall is a light and bright southerly facing lounge which has double doors leading to the rear garden, an additional side aspect window and a brick built open fireplace.

The rear facing breakfast kitchen is of comfortable size and has a full range of base and wall units, contrasting worktops and splash back tiling, a built in breakfast bar, inset sink unit, built in electric cooker and hob, plumbing for an automatic washing machine and space for a fridge freezer together with an original built in airing cupboard.

Leading off the kitchen is a rear entrance porch that gives access to both the rear garden and garage.

The bungalow has the benefit of three bedrooms, two of which are double sized front facing rooms and bedroom three would make an ideal single bedroom or study. Bedrooms one and three have built in wardrobes.

The bathroom enjoys good natural light and is of reasonable size but the three piece white suite and tiling are now in need of an update.

Outside - A tandem garage has a roller shutter electric door, two side personal doors, electric light and power points. Driveway parking to the front of the bungalow together with an overgrown lawned frontage.

The rear garden again whilst in need of some substantial re-landscaping, never the less enjoys a southerly facing aspect and adjoins open fields to the rear. There is a gated access to the left hand side.

**Note:** This is a probate sale, the application for which is expected to be submitted shortly.

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

**Property construction:**

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Night storage heaters

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

**Broadband type:** Unknown

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/01052024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



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