

Albion Street

Rugeley, WS15 2BY

John German



John German



Albion Street

Rugeley, WS15 2BY

Offers Over £350,000

An IMPRESSIVE characterful family home which has UNDERGONE A COMPLETE REFURBISHMENT located in a convenient position within Rugeley Town Centre.



John German

John German are delighted to offer to the market this impressive three bedroom family home located in the historic town of Rugeley. Built in 1850 as a Doctors surgery by the adjacent Catholic Church this property is steeped in the local area's history.

Rugeley town along with the nearby cathedral city of Lichfield enjoys a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants.

Just a two minute walk from the Rugeley heritage trail that connects directly to Cannock Chase Forest, an area of outstanding natural beauty praised nationally for its miles of mountain bike and hiking trails. The property also benefits from being a 'stone's throw' from Rugeley's two railway stations providing direct access to Lichfield, Birmingham, London and many more.

In brief the property comprises of two front reception rooms, Rhodesian teak hardwood floors and both having feature fireplaces, A beautifully presented breakfast kitchen with a professional range cooker, matching wall and base units, Calacatta Gold quartz worktops and upstands and a stunning quarry tiled floor. An exposed brick staircase leads to the cellar which could be used as an additional sitting room or home office.

The first floor has two generous sized bedrooms and a stunning spacious family bathroom with a freestanding copper bath, separate walk-in double shower, and sauna.

From the landing leads stairs to the imposing second floor master bedroom.

Externally, a private south/west facing fully enclosed walled garden. A low maintenance and a sun lover's dream. In addition there is an external storage room attached to the rear of the property and a large garden shed. A secure gate leads to the parking space for the property.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Parking space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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/>

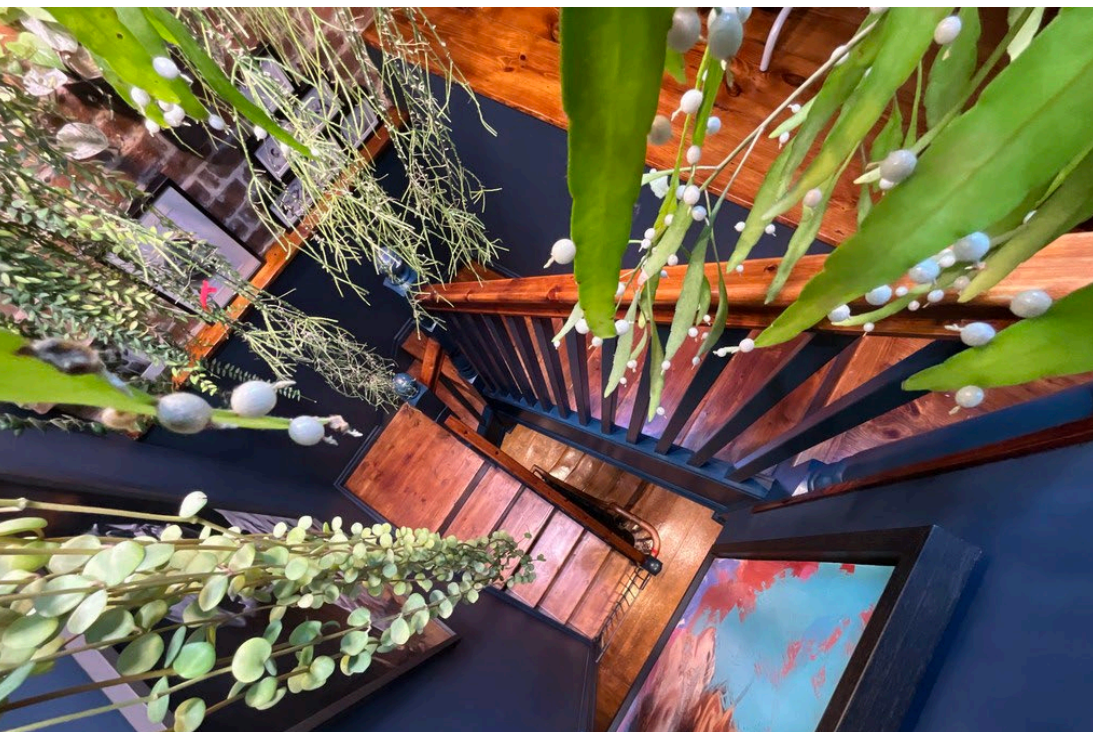
Local Authority/Tax Band: Cannock Chase District Council / Tax Band A

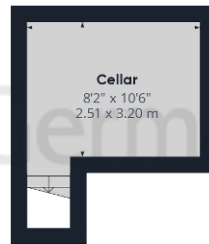
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18022025

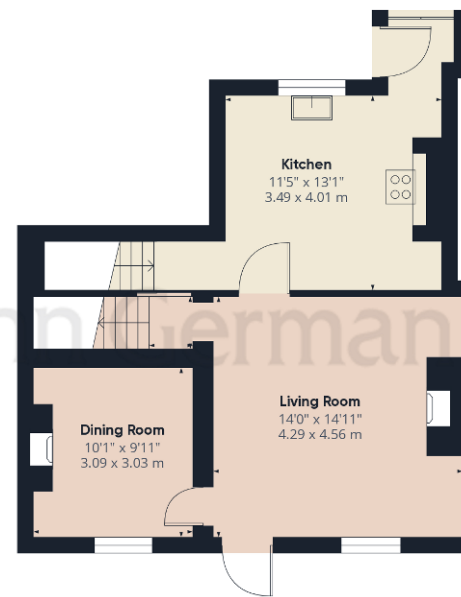
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.



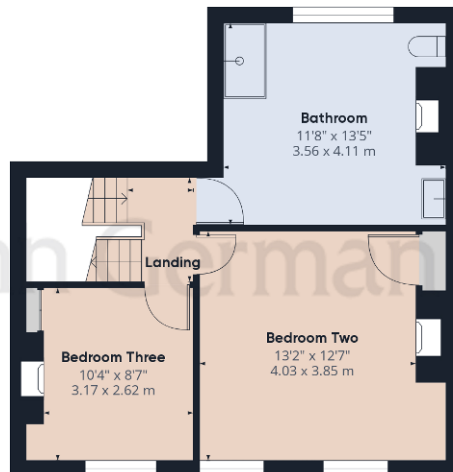




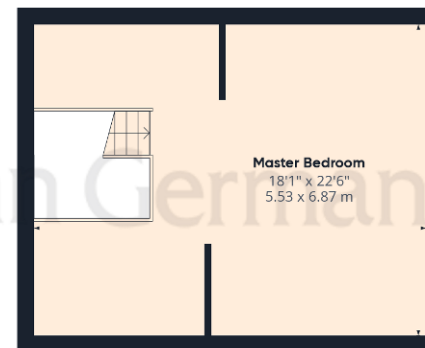
Floor -1



Ground Floor



Floor 3



Floor 4

Approximate total area⁽¹⁾

1413.95 ft²

131.36 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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

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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johnngerman.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

