

Spring Cottages

Slitting Mill, Rugeley, WS15 2UN

John German



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£375,000

A stunning five-bedroom, three storey end of terraced family home with no onward chain situated within the ever popular village of Slitting Mill.

This impressive, five-bedroom, three storey family home offers just under 1,200 square feet of modern and spacious accommodation. Set in the highly sought after location of Slitting Mill, this location is a haven for outdoor enthusiasts. The nearby woodlands invite you to explore picturesque walking trails, making it an ideal location for dog walkers and nature lovers. Cannock Chase, an area designated as a place of outstanding natural beauty, is only around a 5 minute walk away and its nearest car park around a mile away. It is a perfect place to cycle, walk or explore.

The ground floor accommodation offers; a welcoming entrance through hallway with carpeted flooring, access to the guest's WC and stairs rising to the first-floor landing with a useful understairs cupboard. The modern kitchen/diner has been refitted with a range of integral appliances, a stylish range of units complemented by contrasting worktops and splashbacks plus a feature window seat area. Leading off is separate utility room with a matching range of units and worktops plus space for further appliances.

The spacious living room extends to the full width of the property and has bi-folding doors opening out to the delightful rear garden.

On the first floor the master bedroom has a range of fitted wardrobes and its own private en suite shower room.

There are two further first floor bedrooms that also offer the flexibility to be used as a snug, office or playroom depending on your needs. Both are conveniently located close to the main bathroom fitted with a three piece suite.

To the second floor there is a further spacious double bedroom with fitted wardrobes and the benefit of its own en-suite. Across the landing is a single bedroom, also ideal as a home office/study or dressing room.

Outside - To the front is a neat lawned foregarden and planted display border. A driveway to the side of the property is shared with neighbours and gives access to the garage with an electric up and over door and an off-road parking space. To the rear of the home is a delightful low maintenance garden with paved patio seating area having steps up to a further landscaped gravelled garden area surrounded by display beds and borders with a variety of plants and shrubs.

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: Standard

Parking: One parking space and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

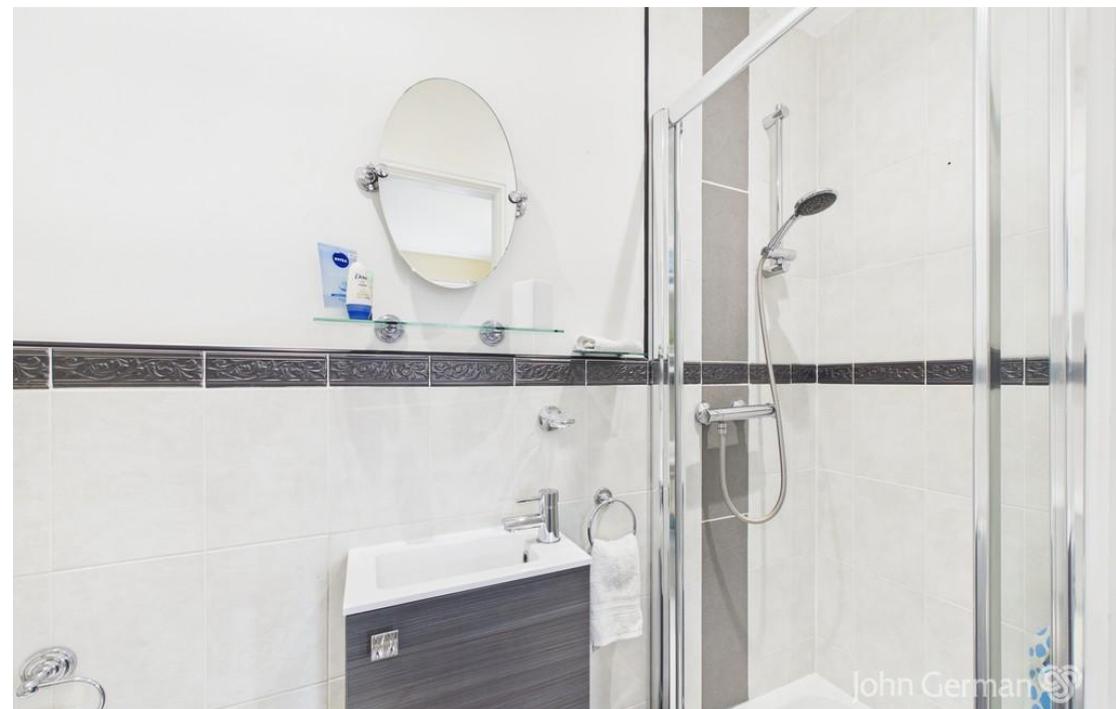
Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

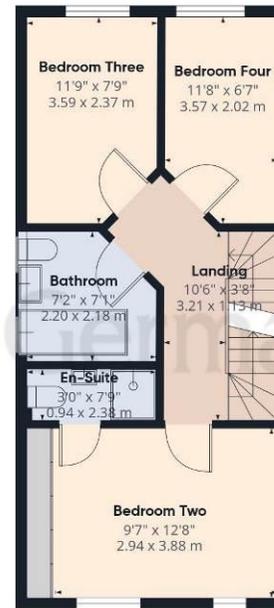
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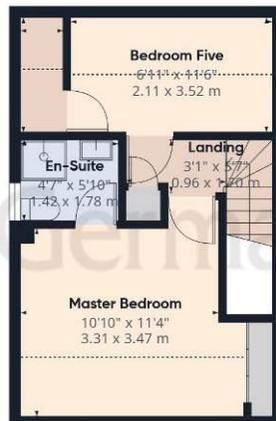




Ground Floor



Floor 1



Floor 2



Approximate total area^m

1187 ft²

110.2 m²

Reduced headroom

85 ft²

7.9 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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