

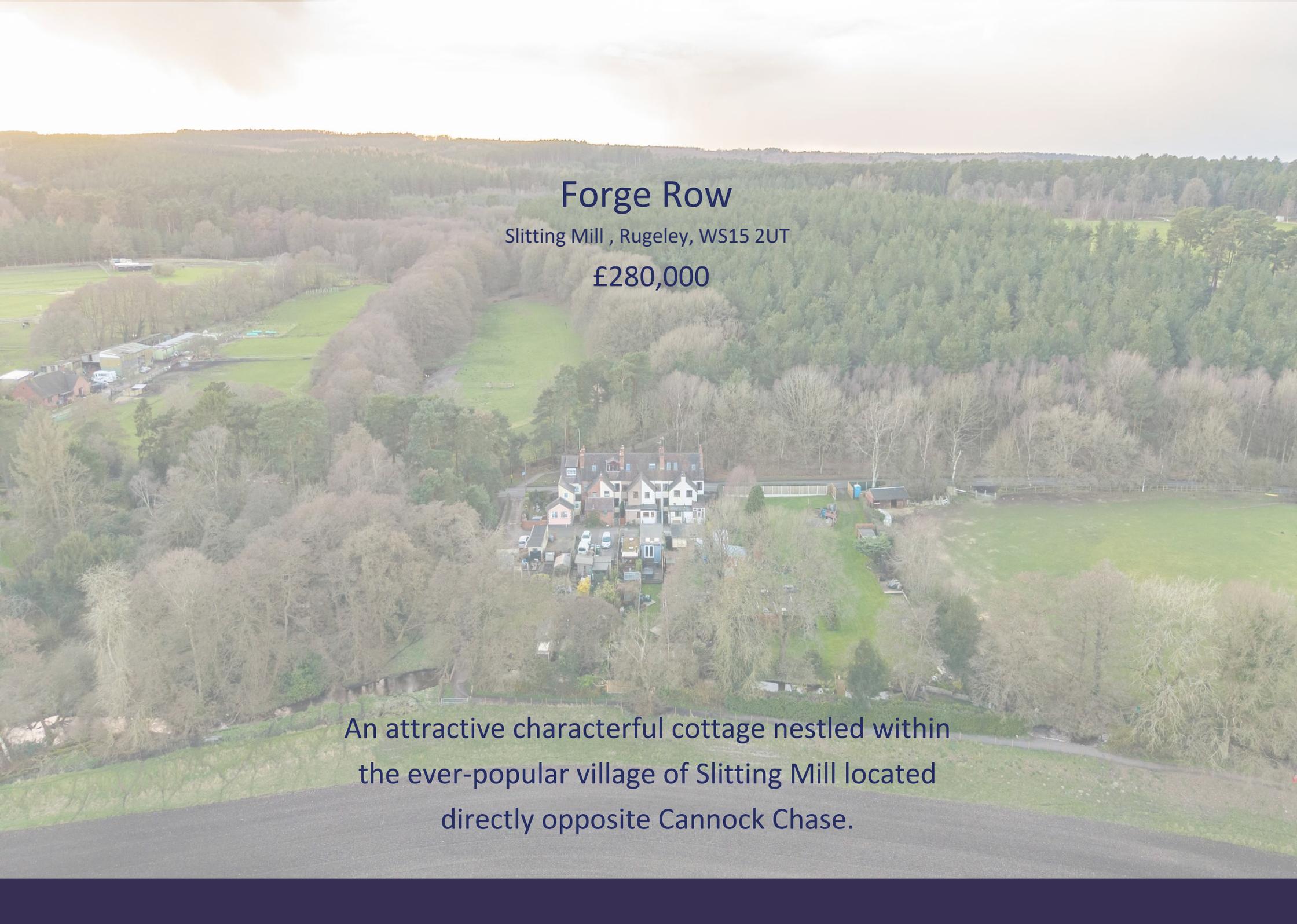
Forge Row

Slitting Mill, Rugeley, WS15 2UT

John 
German







Forge Row

Slitting Mill , Rugeley, WS15 2UT

£280,000

An attractive characterful cottage nestled within the ever-popular village of Slitting Mill located directly opposite Cannock Chase.

This characterful and charming cottage is set in a stunning secluded location within the heart of Cannock Chase enjoying picturesque views of the surrounding forest and countryside, 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 on the doorstep and its nearest car park around a mile away. The property offers direct access to the Millenium cycle trail and Birches valley Forest Centre. In addition, the heavily wooded areas would be of particular interest to buyers with equestrian, walking and cycling interests. This impressive country cottage home offers just under 1,200 square feet of generous accommodation over four floors, and occupies a delightful position within the highly sought-after village of Slitting Mill.

Internally the property comprises of a front entrance door with stained glass details opening into the cosy living room, having a large window to the front aspect with countryside views, traditional wooden painted flooring, 1850 period solid fuel fireplace with a lined chimney and radiator. A wooden door with glass inserts open into the second spacious reception room, currently used as a dining room, with wooden flooring, radiator, ceiling light point, French doors out to the rear path and gate, and stairs to the first floor landing. A second set of stairs leads down to the cellar which has the original meat arch, storage shelving, spotlights to the ceiling, a wall mounted radiator, and Stereo point with speaker access sent to cellar, lounge, dining room and attic room. There is an opening leading into the kitchen with is fitted with a range of matching wall and base units with fitted solid English oak worksurfaces over, tiled splashbacks, integrated Bosch steam oven with gas hob and extractor above, inset Villeroy and Boch double butler Belfast sink with Perrin and Rowe tap over, ceiling light point, space for a fridge and window to the side aspect. A stable style door gives access to the side aspect and an opening leads into the utility room having a Belfast sink, Perrin and Rowe mixer tap, space for a washing machine and dryer/freezer, radiator and combi boiler. There is also a modern re-fitted ground floor shower room having a shower, blue imperial range WC and towel rail.

On the first floor, there are two generously sized double bedrooms. The front bedroom is a light and inviting room with a window to the front aspect, wooden flooring, alcove shelving, low level switch, radiator and ceiling light point. The second bedroom has a storage cupboard with shelving, alcove shelving, wooden flooring and window to the rear aspect. Off here, a door leads into the spacious family bathroom comprising of a large oval bath, designer imperial bathroom suite and bidet, under sink storage, window to the rear aspect, radiator, spotlights to the ceiling and wooden flooring. Also from the second bedroom, a wooden staircase ascends to the impressive master attic bedroom with exposed beams to the ceiling, under eave lighting, stereo speaker points, stereo switch, security lighting switch, large skylights, radiator and wooden flooring.

Outside, to the rear of the property directly from the kitchen is a courtyard style garden. From here is space for dustbins, a coal bunker and parking space with access into the garage/workshop/garden room boasting an inspection pit, pothole window to the side aspect, log burner, electric, multiple sockets, lighting, green roof and tri-folding doors to the rear of the garage which open out to a superb decked seating area. There is the most amazing rear garden (approx. 150ft) with a 6 x 8ft greenhouse, outside tap, gravel path, very well stocked garden, patio with a real fire pit, stepping stones and mill stream.

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 CCTV.

Property construction: Standard. **Parking:** Parking at rear & front

Electricity supply: Mains

Water supply: Mains

Heating: Gas

Sewerage: Septic tank & soak away

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

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

Mobile signal/coverage: 5G available - See Ofcom link <https://checker.ofcom.org.uk/>

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

Our Ref: JGA/17032026







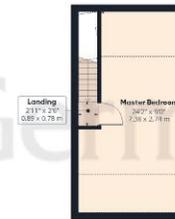
Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1363 ft²

126.6 m²

Reduced headroom

111 ft²

10.3 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



Agents' Notes

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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.

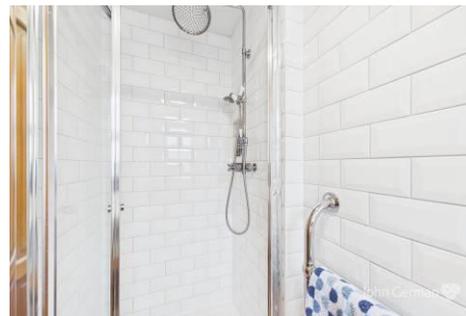
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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.

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