

Rookery Cottages

Longdon Green, Rugeley, WS15 4QF

John 
German



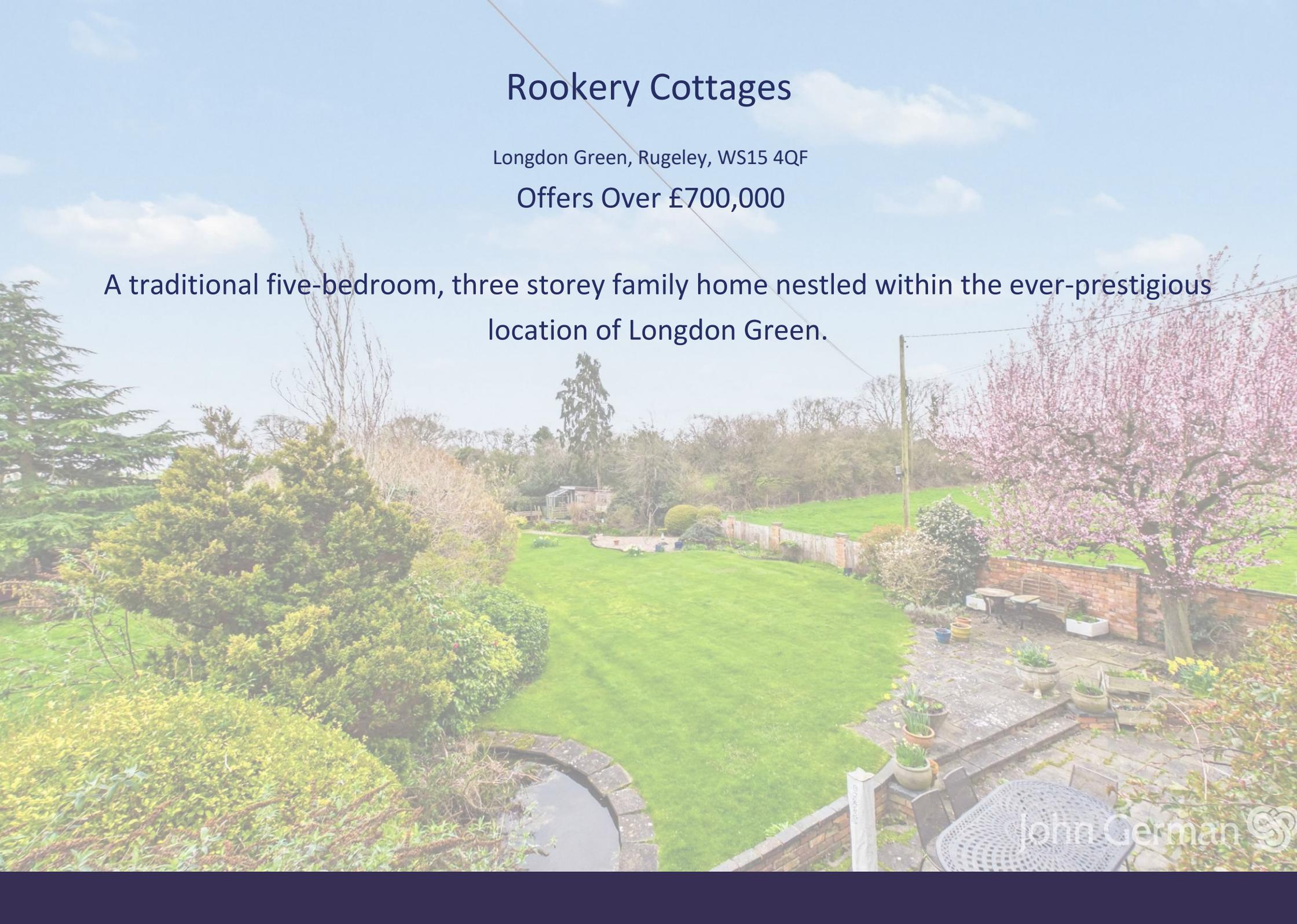


Rookery Cottages

Longdon Green, Rugeley, WS15 4QF

Offers Over £700,000

A traditional five-bedroom, three storey family home nestled within the ever-prestigious location of Longdon Green.



1-2 Rookery Cottages is an impressive five-bedroom family home, originally two cottages which have been transformed into one spacious family home offering over 2,100 square feet of generous accommodation set over three floors positioned at the end of a private drive within the ever-desirable village of Longdon Green. Longdon Green is one of the most sought-after villages in Staffordshire, having an archetypical English green and welcoming country dining pub. The cathedral city of Lichfield is only 5-10 minute drive away, having an excellent range of independent shops, popular eateries including a Michelin star restaurant, cafes, Garrick Theatre and two train stations which offer direct services to London Euston, Birmingham and much more. There are nearby road links including the M6 toll Road, A51, A5 and A38. For families, the property lies within the catchment area of St. James Church of England Primary Academy in the neighbouring village of Longdon, and for secondary, it is The Friary School in Lichfield.

Internally the property comprises; A traditional wooden door opens into the welcoming porch entrance with tiled flooring, ceiling light point and door opening into the impressive reception hallway with wooden flooring, carpeted stairs rise to the first floor landing and a beautiful fireplace houses an open fire. There are both wall and ceiling light points, and doors off into the kitchen, lounge/diner and guest cloakroom.

The kitchen has two uPVC double glazed windows to the front aspect, spotlights to the ceiling, a range of matching wall and base units with tiled splashbacks, inset sink with drainer, Aga and a variety of integrated appliances. There is a door opening into the laundry room and an opening into the breakfast room. The laundry room has a range of matching wall and base units with uPVC double glazed window to the front aspect, tiled flooring, ceiling light points, door out to the side aspect plus space and plumbing for a washing machine.

The versatile breakfast room is a delightful room with a window to the side aspect, door into the lounge/diner, carpeted flooring and a feature fireplace. Double doors open into the mahogany conservatory with tiled flooring and double doors opening out to the rear garden.

The generously proportioned lounge/diner enjoys an open fire, both wall and ceiling light points, carpeted flooring, window to the rear aspect and uPVC double glazed French doors opening to the rear garden.

Upstairs on the first floor there is a generously sized landing area that has a built in double wardrobe, giving access to three bedrooms, two generous double bedrooms both of which have fitted wardrobes and the master bedroom has the luxury of its own walk-in wardrobe and en-suite shower room. The smaller single bedroom is currently being used as a study. The family bathroom services the first-floor bedrooms whilst stairs rise to the second floor where there are a further two bedrooms which both have access to useful loft storage space.

The property is situated at the end of a private lane serving both this and the neighbouring property, which opens to a generous private driveway with parking for several cars, along with a detached single garage ideal as a workshop. There is a generously sized rear garden laid mainly to lawn, with a large patio seating area, paved pathways, garden shed and a large variety of plants, trees 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. The property is situated on a private road.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank shared with the attached neighbouring property

Heating: LPG 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: Lichfield District Council / Tax Band F

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

Our Ref: JGA/19032026

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.

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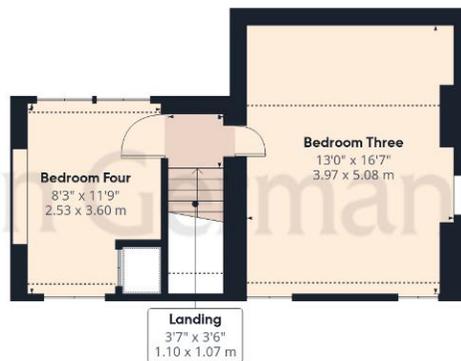




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2188 ft²
203.3 m²

Reduced headroom

83 ft²
7.7 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.

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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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F	26 F	
1-20	G		



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