

# Pump Lane

Rugeley, Staffordshire, WS15 2TW



Traditional individually designed bungalow of generous size occupying an approx. 0.23 acre plot in a sought after cul de sac, close to the rural edge of Rugeley.



Guide Price £420,000

John German

Located within approximately 1 mile of Rugeley Town Centre and its many amenities, 1.5 miles from picturesque Wolseley Bridge with its range of visitor attractions, a mile or so to the fantastic walks of Cannock Chase and only 9 miles to the county town of Stafford and 10 miles to the Cathedral City of Lichfield.

This detached bungalow is already of good size but offers great scope for further enlargement, subject to the necessary consents. Occupying an extremely good plot of 0.23 acres with an imposing wide frontage to Pump Lane and having a wide driveway to the side and fabulous gardens to the front and rear.

### Accommodation

A recessed storm porch gives access via a part glazed uPVC door to an excellent reception hall which gives central access to all main rooms, is well decorated and has quality mahogany doors throughout and coved ceilings are a feature in many of the rooms. The main front facing lounge is of an excellent size and shape and enjoys a sunny southerly aspect with a bow window to front and double doors to the side. Feature traditional, part-marbled fireplace with a fitted gas fire, ceiling and wall lights. The dining room is of similarly good size and proportion and has open access via two arched openings to the fitted kitchen. This very comfortably appointed dining room has a large side facing window and access to the loft space with fitted ladder. The fitted kitchen has a range of medium oak panel fronted base and wall units with complementary worktops, splash back tiling, one and a half bowl stainless sink, Bosch built in double oven, four burner gas hob, space for a fridge/freezer and dishwasher, ceiling spotlights and tiled floor. There is a useful utility room with further built in units, worktops and sink unit, door and window to rear. Guest cloakroom leading off with low level w.c and rear facing window.

The master bedroom has a front facing bow window and a range of built in wardrobes. Bedroom two is a further good double bedroom enjoying lovely rear garden views and with a further range of built in wardrobes. Bedroom three is an ideal single bedroom, study or snug and has a side facing window. The family bathroom is fully tiled and has a white suite to include bath with Triton electric shower over, wash hand basin, low level w.c, radiator with combined heated towel rail.

### Outside

Detached garage with up and over door, side personal door, light, power and a boarded inspection pit. There is a very generous gravelled driveway that sits in front of and to the side of the bungalow and there are mature lawned gardens to both front and rear with fenced, walled and hedged boundaries. The total plot size is approximately 0.23 of an acre.

### Tenure

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

### Services

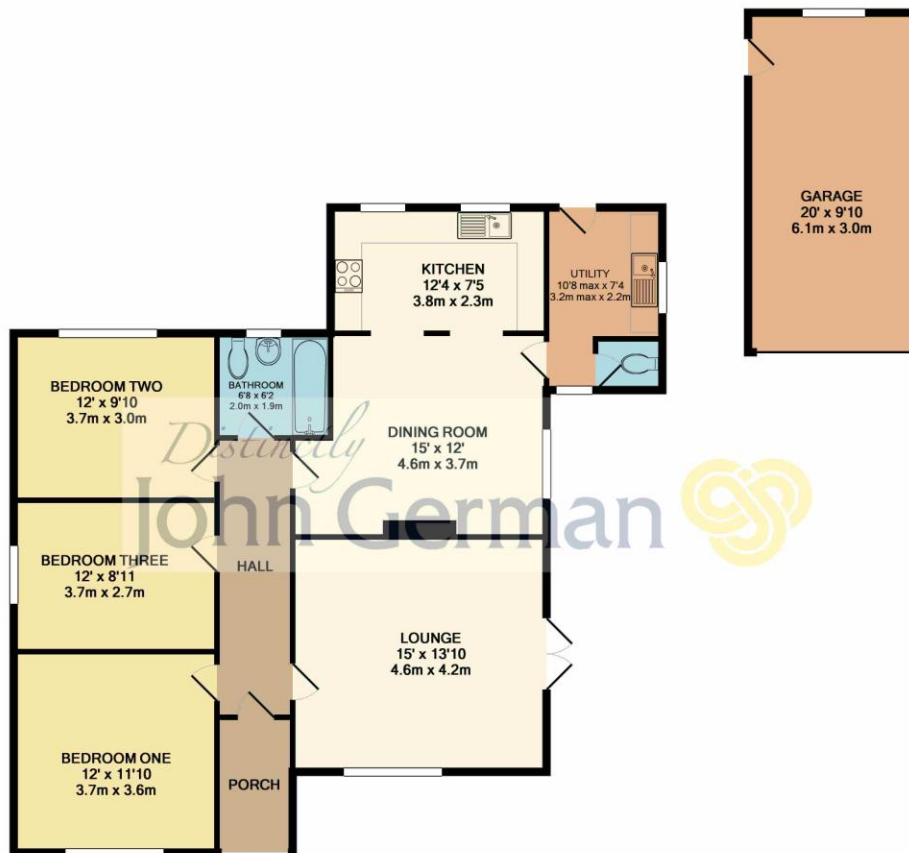
Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

### Council

Cannock Chase District Council [www.cannockchasedc.gov.uk](http://www.cannockchasedc.gov.uk)

Ref: JGA/030918

JGC/281118



TOTAL APPROX. FLOOR AREA 1250 SQ.FT. (116.2 SQ.M.)

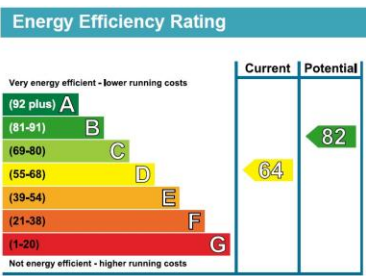
### Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.









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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.

#### Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

#### Promap/Ordnance Survey Extract

For Identification purposes only - not to scale.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | East Leake | Lichfield | Loughborough  
 Stafford | Uttoxeter | The London Office

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