

# Stockings Lane

Longdon, Staffordshire, WS15 4LQ

John   
German



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£210,000

**An exciting opportunity to purchase this well-presented semi-detached family home situated in the popular village of Longdon and offered to the market with no onward chain.**

A fantastic opportunity to purchase a spacious three-bedroom semi-detached property in the lovely village of Longdon, in a quiet position with rural views to the side and rear. This property is located just off the A51 with close access to Lichfield, Rugeley and Cannock so is perfect for commuters working within the wider area.

Briefly the property comprises; entrance hall with stairs leading up to the first floor and door leading off. The large open plan living room is a great space for the family to relax and provides the hub of the home, with laminate flooring, front and rear double-glazed windows and an electric fire. From the living room there is a door leading through to a small sun room or playroom, which could also be utilised as a home working space, with a sliding door leading out to the front and access through to the utility room which has a worktop, stainless-steel sink and appliance space, windows to the side and rear and a door leading out to the garden. A further door leads into the guest WC.

The modern kitchen at the rear is well-presented with cream shaker style wall and base units providing plenty of storage with work surfaces over and complementary tiled splashbacks. A sink unit is set beneath the rear facing window overlooking the garden. There is space for a range style cooker with extractor above and space for two further appliances.

On the first floor are three bedrooms, two of which are good-sized doubles, and the third is a well-proportioned single with a useful storage cupboard. Finally, the family bathroom comprises a bath with electric shower over and glazed screen, wash hand basin and low-level WC with vinyl flooring. Off the landing is an airing cupboard.

Outside to the front is a lawned garden with a path leading to the entrance door. To the rear is a low maintenance garden with a variety of plants shrubs and trees. Gated access leads to the parking space for one small vehicle.

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

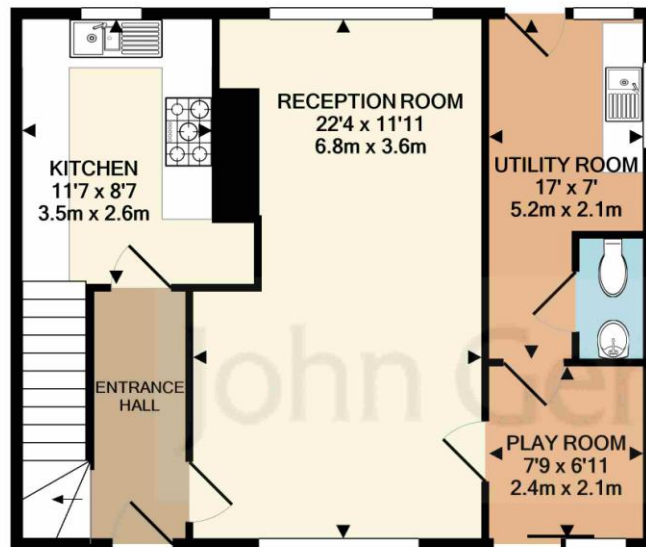
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk); [www.lichfielddc.gov.uk/planning](http://www.lichfielddc.gov.uk/planning)

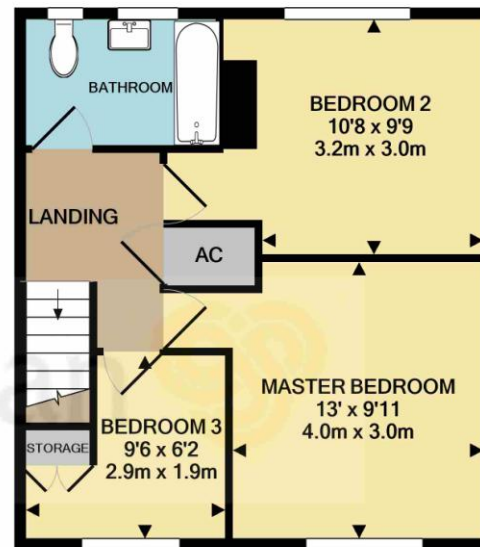
**Our Ref:** JGA/09102020







GROUND FLOOR  
APPROX. FLOOR  
AREA 585 SQ.FT.  
(54.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 435 SQ.FT.  
(40.4 SQ.M.)

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

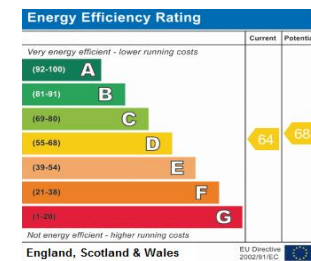
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

## 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.



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