



19 Church Way, Longdon, Rugeley, Staffordshire, WS15
4PG

Bill
Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS
and Company

**19 Church Way, Longdon, Rugeley,
Staffordshire, WS15 4PG**

£400,000

Offers in the region of

Bill Tandy and Company are delighted in offering for sale this superbly presented and modern detached bungalow situated in one of the area's most popular village locations, and is a short distance away from the cathedral city of Lichfield. The bungalow itself benefits from no upward chain and is located on the desirable cul de sac of Church Way, and the accommodation briefly comprises entrance porch, dining hall, generously sized lounge with feature fireplace, superbly updated kitchen, guests cloakroom, three bedrooms and shower room. There is a driveway providing ample parking, a garage and gardens to front and rear. The village of Longdon has a popular primary school which feeds to The Friary secondary school in Lichfield, the popular Swan with Two Necks pub and St James's Church. Longdon is approximately four miles from the cathedral city of Lichfield and further facilities can be found in nearby Rugeley town centre.



ENTRANCE PORCH

approached via a double glazed front entrance door with window alongside and having an internal door opening to:

DINING HALL

3.73m x 3.03m (12' 3" x 9' 11") this generously sized dining hall has a double glazed window to side, radiator, useful store cupboard, loft access hatch and doors open to:

LOUNGE

5.48m x 3.49m (18' 0" x 11' 5") having double glazed patio door opening to the rear, double glazed window to side, radiator and feature focal point fireplace with exposed brick surround, tiled hearth and gas fire.

RE-FITTED KITCHEN

3.48m x 2.56m (11' 5" x 8' 5") superbly improved and updated with a range of contemporary Shakes style units comprising base cupboards and drawers surmounted by wooden style preparation tops, tiled splashback surround, wall mounted cupboards, inset sink with drainer, inset Neff oven with electric hob, tiled floor, radiator, breakfast bar area and door to rear garden.

GUESTS CLOAKROOM

having double glazed window to rear, radiator, low flush W.C. and wall mounted wash hand basin.

BEDROOM ONE

3.64m x 3.02m (11' 11" x 9' 11") having double glazed window to front, radiator, superb fitted bedroom furniture comprising wardrobes and dressing table.

BEDROOM TWO

3.04m x 2.65m (10' 0" x 8' 8") having double glazed window to front and radiator.

BEDROOM THREE/OFFICE

3.01m x 2.48m (9' 11" x 8' 2") having double glazed window to side, radiator and built-in wardrobe.



SHOWER ROOM

2.26m x 2.06m (7' 5" x 6' 9") having obscure double glazed window to side, chrome heated towel rail, tiled floor and modern suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over.

OUTSIDE

The bungalow has a tarmac tandem style driveway providing parking and leading to the garage and front entrance door, and there is a mainly lawned shaped foregarden. To the rear of the bungalow is a low maintenance tiered gravelled garden with paved patio space, brick built store and shrubs for screening.

GARAGE

4.64m x 2.64m (15' 3" x 8' 8") approached via an up and over entrance door and having light and power supply.

COUNCIL TAX

Band D.



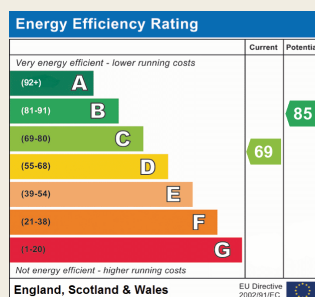
FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below:

<https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

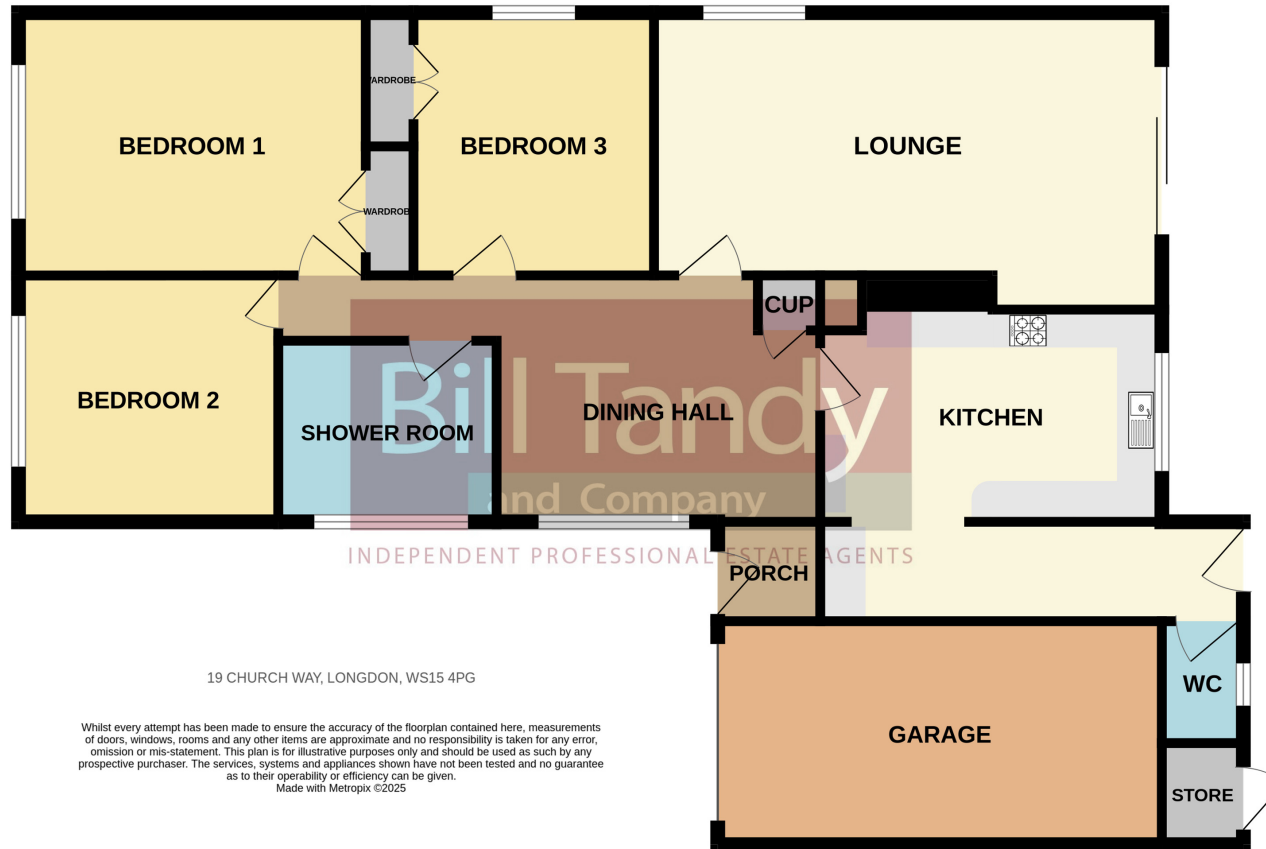


VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR



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