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8 Uplands Close, Rugeley, Staffordshire, WS15 4RH

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



**8 Uplands Close, Rugeley,  
Staffordshire, WS15 4RH**

**£350,000**

## Offers in Region of

Bill Tandy and Company are delighted to be offering to the market this four bedroom detached dormer house, requiring modernisation and sold with the benefit of no onward chain. The property is situated in a quiet residential cul de sac, perfectly placed in the heart of the ever-popular Cannock Wood and able to take full advantage of the lovely semi rural lifestyle. Cannock wood is one of the only villages which resides fully within the Cannock Chase Area of Outstanding Natural Beauty, with easy access to lots of countryside walks including the ever-popular Castle Ring yet, only a short 8 minuet drive from Swan Island in Burntwood with all its shopping and lifestyle amenities available. The property itself is in need of full modernisation and briefly comprises fore and rear gardens, garage and parking, entrance hall, breakfast kitchen, living room, two ground floor bedrooms and ground floor shower room, and two further first floor double bedrooms. An early viewing is considered essential to fully appreciate the potential this property holds.



### ENTRANCE HALL

approached via a UPVC opaque double glazed front door and having ceiling light point, UPVC double glazed window to side, radiator and door to:

### LOUNGE

4.20m x 3.90m (13' 9" x 12' 10") having ceiling light point, two wall light points, radiator, focal point feature fireplace housing an electric fire with wooden mantel and surround, door to inner hall, door to stairs to first floor and opaque glazing looking through to the kitchen.

### BREAKFAST KITCHEN

5.20m x 2.60m (17' 1" x 8' 6") having UPVC double glazed window to front, ceiling light point, traditional wooden base and wall units, pre-fomed roll top work surface, inset one and a half bowl sink and drainer, gas hob with double oven below and overhead extractor, space and plumbing for washing machine, breakfast bar area, glazed display cabinets, space for fridge/freezer, radiator and door to garage.

### INNER HALL

having ceiling light point, understairs cupboard, further shelved cupboard and doors to further accommodation.

### GROUND FLOOR BEDROOM THREE

3.80m x 2.90m (12' 6" x 9' 6") having ceiling light point, radiator and UPVC double glazed window to rear.

### GROUND FLOOR BEDROOM FOUR

2.90m x 2.70m (9' 6" x 8' 10") having ceiling light point, radiator and UPVC double glazed sliding door leading out to the rear garden.



### GROUND FLOOR SHOWER ROOM

1.80m x 1.60m (5' 11" x 5' 3") having linoleum flooring, tiling to walls, suite comprising low level W.C., pedestal wash hand basin and enclosed corner shower cubicle with glazed sliding door entrance and electric shower fitment, UPVC opaque double glazed window to side, radiator and ceiling light point.

### FIRST FLOOR LANDING

having ceiling light point and doors leading off to:

### BEDROOM ONE

7.20m max (6.20m min) x 4.00m (23' 7" max 20' 4" min x 13' 1") a very generously sized bedroom and having two UPVC double glazed windows to front, recess for built-in wardrobes, two radiators, ceiling light point and door to store cupboard with further door to eaves storage (2.30m x 2.00m (7' 7" x 6' 7") approximately).

### BEDROOM TWO

4.00m x 2.90m (13' 1" x 9' 6") having ceiling light point, radiator and UPVC double glazed window to rear.



## OUTSIDE

The property is set back from the road behind a lovely foregarden being mainly laid to lawn with mature shrubs and plants, and there is a block paved driveway leading to the garage. A side access leads to the rear where there is a lovely fence enclosed garden having paved patio area and hardstanding area for good sized shed. The garden itself is mainly laid to lawn having two corner raised bedding plant areas and bedding plant border to side with mature shrubs and plants.

## INTEGRAL SINGLE GARAGE

5.70m x 2.30m (18' 8" x 7' 7") having ceiling light point, power points, UPVC opaque double glazed door to rear garden and wall mounted boiler.

## COUNCIL TAX

Band D.



## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

## TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



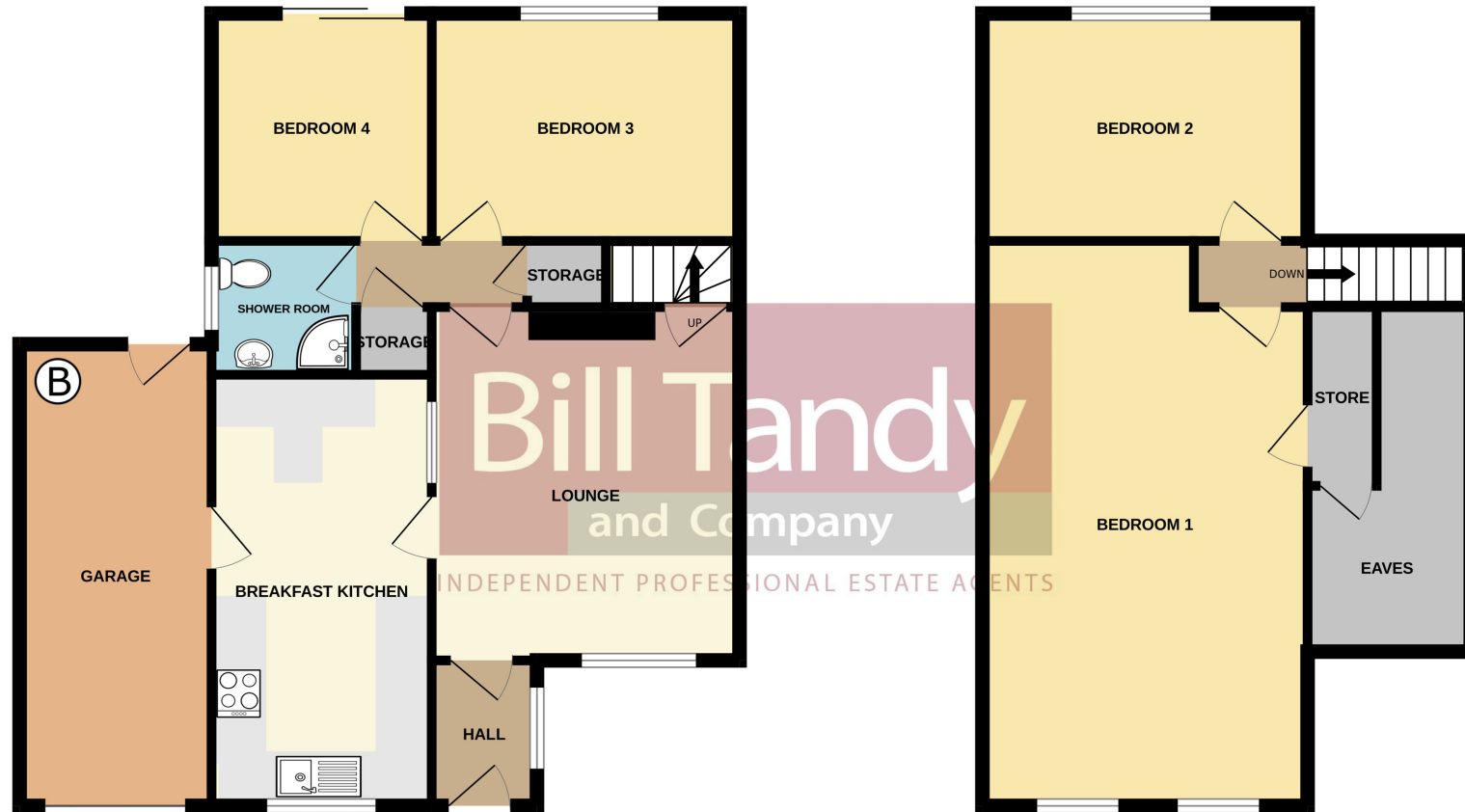
## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@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

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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