



# DRAFT

3 Berkeley Way, Longdon, Rugeley, Staffordshire, WS15

Bill Tandy  
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 3 Berkeley Way, Longdon, Rugeley, Staffordshire, WS15 4PQ

# £295,000

Enjoying a lovely cul de sac setting within the peaceful village of Longdon, this detached bungalow offers an excellent opportunity to purchase in this very desirable setting. With a lovely front aspect over the neighbouring green, the bungalow is set well back off the road with generous parking and driveway to the side. Available with vacant possession the bungalow is perfectly positioned to take advantage of the facilities within the village including the popular village hall and highly regarded Swan with Two Necks public house. Lichfield lies approximately four miles to the south and Rugeley a similar distance to the north, each providing a broad choice of shopping and leisure facilities. The perfect venue for retiring this pretty village will be high on any purchasers wish-list.



### SIDE ENTRANCE PASSAGE

approached via a UPVC double glazed entrance door having UPVC double glazed door leading to the rear garden, door to garage, wall lantern and obscure glaze door opening to:

### 'L' SHAPED RECEPTION HALL

having radiator, loft access hatch and useful built-in cloaks store cupboard with light and shelving.

### LIVING ROOM

5.50m x 3.02m (3.48m max) (18' 1" x 9' 11" 11'5" max) having a central brick fireplace with raised quarry tiled hearth and fitted gas fire, double glazed sliding patio door out to the rear garden, coving and radiator.

### KITCHEN

3.50m x 2.60m (11' 6" x 8' 6") having ample work surface space with base storage cupboards and drawers, wall mounted storage cupboards including glazed display cabinets, corner display shelving and drawers, built-in electric oven and grill with four ring electric hob and extractor fan, space and plumbing for washing machine, space for fridge/freezer, co-ordinated tiled splashback, UPVC double glazed window to rear, single drainer sink unit with mixer tap, fluorescent light strip, built-in boiler cupboard housing the Worcester combination gas central heating boiler and linen shelving.

### BEDROOM ONE

3.63m x 3.04m (11' 11" x 10' 0") having large double doored walk-in wardrobe, UPVC double glazed window to front with pleasant aspect to neighbouring green and radiator.

### BEDROOM TWO

3.04m x 2.71m (10' 0" x 8' 11") having UPVC double glazed window to front again with pleasant front aspect and radiator.



### BATHROOM

having a suite comprising panelled bath, pedestal wash hand basin and W.C., radiator, tiled splashbacks, mirrored vanity cabinet and obscure UPVC double glazed window.

### OUTSIDE

The property is set well back off the road with a slabbed driveway providing parking for several cars flanked by a neat lawned foregarden with flower and herbaceous borders and an external halogen security light. To the rear of the property is an established private garden with slabbed patio area, lean-to greenhouse and dwarf wall with steps rising to the lawned area with fenced perimeters and flower and herbaceous borders. The garden enjoys a sunny aspect and benefits from a gated entrance to the side.

### GARAGE

5.74m x 2.67m (18' 10" x 8' 9") approached via an up and over entrance door and having fluorescent light, power, doors to rear garden and door to side entrance passageway.

### COUNCIL TAX

Band D.



### **FURTHER INFORMATION**

Mains drainage and water connected. 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, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto: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  
862 sq.ft. (80.0 sq.m.) approx.



3 BERKELEY WAY, LONGDON WS15 4QG

TOTAL FLOOR AREA : 862 sq.ft. (80.0 sq.m.) approx.

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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