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41 Church Way, Longdon, Rugeley, Staffordshire, WS15

4PGill Tandy  
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

**£520,000**

## Offers in the region of

**\*\* NO ONWARD CHAIN\*\*** Enjoying a delightful setting in the highly regarded village of Longdon, and with a lovely aspect onto the rear village hall green, this substantially extended detached family home is an absolute delight. With its five bedroom layout the property is perfect for any family buyer who would also enjoy taking advantage of the excellent local primary school which feeds to The Friary high school in Lichfield. The peaceful village location is perfect for taking full advantage of nearby Cannock Chase and has a popular local pub within minutes walking distance. The more comprehensive facilities of Lichfield cathedral city and Rugeley are a short drive away as are the excellent road and rail networks which serve the area. To fully appreciate this very fine home an early viewing would be strongly recommended.



### **VESTIBULE ENTRANCE**

with external wall lantern and attractive leaded stained glass entrance door with inner door opening to:

### **DINING HALLWAY**

3.88m x 2.72m (12' 9" x 8' 11") having UPVC double glazed window to front, radiator and door to:

### **INNER LOBBY**

having stairs leading off with useful under stairs storage cupboard and door to:

### **SPACIOUS THROUGH FAMILY LOUNGE**

7.32m x 3.44m max (2.68m min) (24' 0" x 11' 3" max 8'10" min) having an attractive sandstone fireplace with brick hearth and cast-iron stove effect gas fire, UPVC double glazed bow window to front, two radiators, UPVC double glazed sliding patio doors out to the rear garden and coving to ceiling.

### **SPACIOUS FAMILY KITCHEN**

6.00m x 2.14m (19' 8" x 7' 0") having generous pre-formed work surfaces with numerous base storage cupboards and drawers below, single drainer sink unit with mixer tap, built-in AEG double oven with four ring gas hob and extractor hood, built-in dishwasher with matching fascia, integrated fridge, concealed space for washing machine, wall mounted storage cupboards, twin UPVC double glazed windows overlooking the rear garden, attractive wood strip flooring, built-in pantry store cupboard, corner display shelving, bottle rack, pelmet downlighting, co-ordinated tiled splashbacks, ample space for American style fridge/freezer, door to garage and archway to:

### **BREAKFAST ROOM**

2.99m x 2.05m (9' 10" x 6' 9") having UPVC double glazed double French doors opening out to the rear garden, double glazed window to side, double radiator and a continuation of the attractive wood strip flooring.

### **FITTED GUESTS CLOAKROOM**

having close coupled W.C., pedestal wash hand basin with tiled splashback, obscure UPVC double glazed window and radiator.



### **FIRST FLOOR GALLERIED LANDING**

having two loft access hatches one with pull-down ladder, and doors leading off to:

### **MASTER BEDROOM**

4.53m x 3.75m (14' 10" x 12' 4") a very generously proportioned room having full height wardrobes with mirrored sliding doors, UPVC double glazed window with pleasant aspect to the rear, radiator and door to:

### **LUXURY EN SUITE SHOWER ROOM**

being fully tiled and having a double width shower cubicle with thermostatic shower fitment, vanity unit with wash hand basin and mono bloc mixer tap, close coupled W.C, ceramic floor tiling, obscure UPVC double glazed window to side, low energy downlighters, vanity mirror and chrome heated towel rail/radiator.

### **BEDROOM TWO**

4.50m x 3.47m (14' 9" x 11' 5") having UPVC double glazed window to front, radiator and clothes hanging recess with additional shelving space.

### **BEDROOM THREE**

4.50m max x 2.65m (14' 9" max x 8' 8") having full height and width wardrobes with mirrored doors, UPVC double glazed window to front and radiator.



### BEDROOM FOUR

3.47m x 2.78m (11' 5" x 9' 1") a fourth double bedroom having built-in double wardrobe with sliding door, UPVC double glazed window to rear with pleasant aspect and radiator.

### BEDROOM FIVE/STUDY

2.73m x 1.91m (8' 11" x 6' 3") having UPVC double glazed window to front and radiator.

### FAMILY BATHROOM

attractively fitted with a 'P' shaped panelled bath with curved shower glazed screen and thermostatic shower fitment fitted over the bath, pedestal wash hand basin with mono bloc mixer tap, close coupled W.C., comprehensive ceramic floor and wall tiling, obscure UPVC double glazed window to rear, chrome heated towel rail/radiator and low energy downlighters with integral extractor fan.



### OUTSIDE

The property is set back from the road with a generous block paved driveway providing parking for four cars, flanked by a neat lawned foregarden, with side gated access leading to the rear with useful outside lighting. To the rear of the property is a lovely private garden with sunny aspect and generous flagstone patio seating area, lawn, mature hedge and fenced borders, gated access to the rear village field, useful cold water tap and a wide side area with shed and Wendy house.

### GARAGE

4.59m x 4.41m (15' 1" x 14' 6") approached via an electric roller shutter entrance door and having wall mounted Intergas condensing gas central heating boiler, light and power points and useful work bench.

### COUNCIL TAX

Band E.

### FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - EON. T.V and Broadband – Sky. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### TENURE

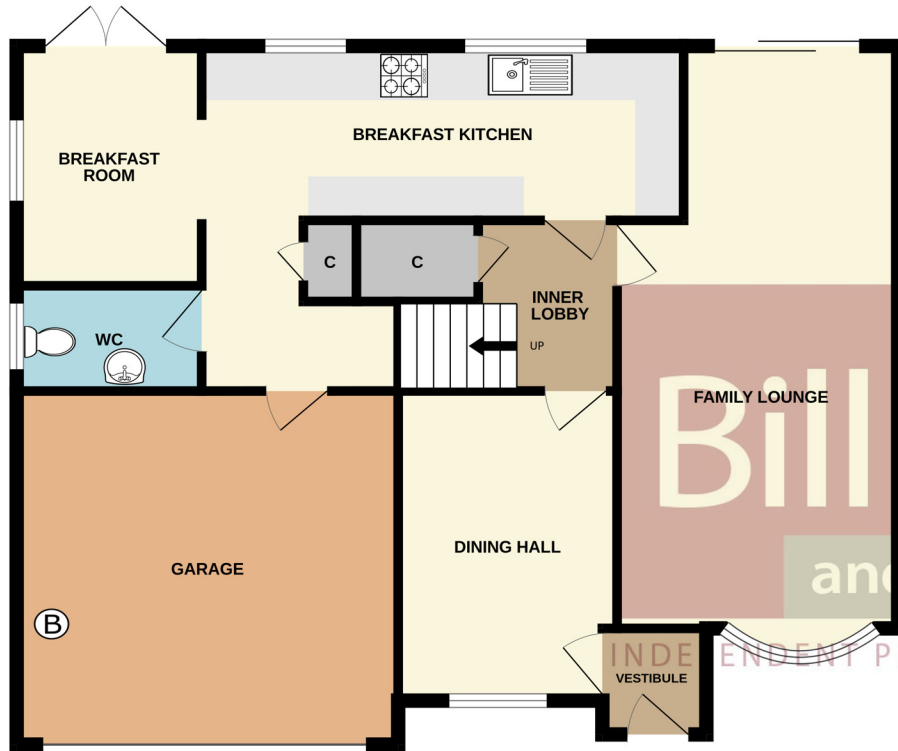
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### 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



1ST FLOOR



41 CHURCH WAY, LONGDON WS15 4PF

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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