



3 Rookery Cottages, Longdon Green, Rugeley,
Staffordshire, WS15 4QF



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£675,000

Discreetly located at the end of a private drive and within the highly regarded and prestigious location of Longdon Green nestles this traditional three storey semi detached family home. With its four bedroom layout the property has a versatility to the accommodation which would suit many family needs. The former spacious reception hall has been turned into a potential additional sitting room, with the fabulous sitting/dining room sweeping across the back of the property. The kitchen has quality fittings with granite work tops, as is the utility room located off the family dining area. The master bedroom suite is converted from the former loft space and provides not only a generous bedroom area but also a dressing room and luxury en suite wet room. With glorious countryside views and sunny south facing rear aspect, an early viewing of this rare and unique opportunity would be strongly recommended.



LOVELY DINING ROOM

4.13m x 3.70m (13' 7" x 12' 2") approached via a PVC composite entrance door and having a feature brick fireplace with cast iron log burner, granite tiled flooring and opening through to:

KITCHEN AREA

2.80m x 2.23m (9' 2" x 7' 4") having granite work tops with base storage cupboards and drawers, one and a half bowl stainless steel sink unit with swan neck mixer tap, space for range type cooker with stainless steel splashback and extractor canopy, dual aspect UPVC double glazed windows, integrated dishwasher with matching fascia, a continuation of the granite floor tiling and opening through to:

UTILITY AREA

with further granite work tops, stainless steel sink with mixer tap, space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer, wall mounted storage cupboards, concealed Worcester combination gas central heating boiler and UPVC double glazed window to front.

INNER HALLWAY

3.63m x 3.21m (11' 11" x 10' 6") serving as a third reception room and having engineered oak wooden flooring, stairs leading off, coved cornice, Hive central heating thermostat control and double doors to a boot room with double glazed windows.

FITTED GUESTS CLOAKROOM

being fully tiled and having W.C., glass wash hand basin with mono bloc mixer tap and chrome heated towel rail/radiator.

FAMILY SITTING ROOM

7.90m x 4.10m max (3.40m min) (25' 11" x 13' 5" max 11' 2" min) having a central brick fireplace with multi-fuel cast iron burner standing on a slate hearth with timber mantel, coved cornice, UPVC double glazed sash style windows to rear and side, double glazed double French doors opening out to the rear garden, engineered oak wooden flooring, two double radiators and wall light points.

FIRST FLOOR STUDY LANDING

4.06m x 3.69m (13' 4" x 12' 1") 4.06m x 3.69m (13' 4" x 12' 1") approached via a staircase with spindle balustrade and being a superbly versatile space with fitted stylish desk, display shelving, glazed cabinets, useful cupboards and drawers, UPVC double glazed window to front with fitted shutters, radiator, stairs leading to second floor with under stairs storage cupboard and coved cornice. Doors open to:



BEDROOM TWO

4.00m x 3.66m (13' 1" x 12' 0") having UPVC double glazed window to rear with lovely views, radiator, cast iron fireplace and coved cornice.

BEDROOM THREE

3.64m x 3.41m (11' 11" x 11' 2") having dual aspect UPVC double glazed windows with far-reaching countryside views, double radiator, attractive wooden flooring and coved cornice.

BEDROOM FOUR

3.65m x 2.42m (12' 0" x 7' 11") again with dual aspect UPVC double glazed windows with countryside views, double radiator, revealed floorboards and coved cornice.

LUXURY FAMILY BATHROOM

having panelled bath with mixer tap, Villeroy and Boch wash hand basin with mono bloc mixer tap, close coupled W.C., partial co-ordinated ceramic wall tiling, wood laminate flooring, low energy downlighters, chrome heated towel rail/radiator, mirrored vanity cabinet with integral lighting and UPVC double glazed window to front with fitted shutter.

SECOND FLOOR ATTIC BEDROOM ONE

4.70m max x 2.90m min (15' 5" max x 9' 6" min) a superb conversion creating a very generous space with dual aspect Velux windows, fitted furniture with granite vanity surface with base storage drawers, double radiator and opening through to:

DRESSING ROOM

with two double wardrobes, central dressing area with granite vanity surface, double glazed skylight, radiator and door to:



LUXURY EN SUITE SHOWER WET ROOM

having tiled shower area with thermostatic shower fitment with hose and drencher shower, vanity wash hand basin with mono bloc mixer tap, close coupled W.C., co-ordinated ceramic floor and wall tiling, double glazed skylight to front and UPVC double glazed window to side again with lovely countryside views.

OUTSIDE

The property is situated at the end of a private lane serving both this and the neighbouring property, which opens to a generous private driveway with parking for several cars. The garden swings round to three sides of the property with pleasant countryside views. There are block paved pathways and slabbed patios, extensive lawns with feature pergola and a covered rear patio with garden summerhouse. The garden is full of established trees and shrubs with well defined perimeters.

COUNCIL TAX

Band E.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water and electricity connected. Gas is LPG. Telephone and Broadband 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	41	60
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

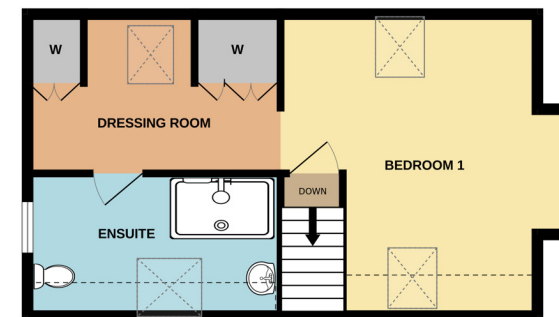
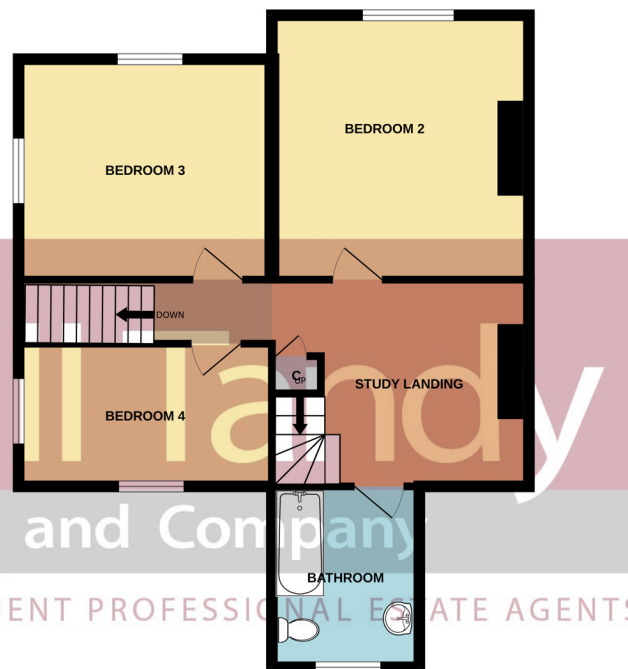
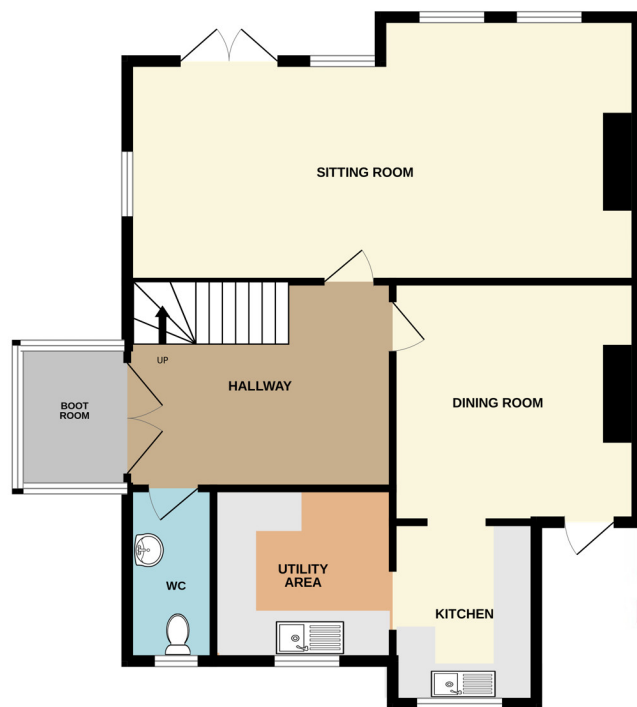
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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

2ND FLOOR



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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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and Company

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