



8 The Firs, Cannock Wood, Rugeley, Staffordshire, WS15
4SJ

Bill Tandy
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£299,950

Bill Tandy and Company are delighted in offering for sale this well presented detached bungalow located at the end of the desirable cul de sac of The Firs. Enjoying a secluded corner plot, the property is located within the sought after village of Cannock Wood and is offered for sale with the benefit of no upward chain. The accommodation briefly comprises entrance hall, lounge, breakfast kitchen, three bedrooms, conservatory and modern shower room, and a useful side covered area provides access to both front and rear. One of the distinct features of the bungalow is its superb plot enjoying parking for numerous vehicles to front, a tandem length garage and a superb sized and secluded rear garden.



LOCATION

The property is located in the sought after village of Cannock Wood set in an Area of Outstanding Natural Beauty. The village enjoys a village hall, church, cricket club and two good pubs. Facilities for families include a children's play area, and there are local walks at the historic Castle Ring. Further facilities can be found in the nearby Burntwood town centre, or the cathedral city of Lichfield.

RECEPTION HALL

approached via a composite side entrance door with double glazed window to side and having radiator, loft access and boiler cupboard with shelving and housing the Ideal boiler.

LOUNGE

5.53m x 3.64m (18' 2" x 11' 11") having double glazed picture window to front, two radiators and a feature and focal point fireplace with cream marble hearth and inset, wooden surround and mantel above housing a flame effect gas fire.

BREAKFAST KITCHEN

3.32m x 3.01m (10' 11" x 9' 11") having base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards with glazed display cabinets, inset stainless steel sink and drainer, inset Neff gas hob with extractor fan above, inset Neff oven, radiator, spaces ideal for white goods and a double glazed door to side covered area.

SHOWER ROOM

2.39m x 1.79m (7' 10" x 5' 10") having an obscure double glazed window to side, chrome heated towel rail and suite comprising vanity unit with wash hand basin above, low flush W.C. and shower enclosure with twin-headed shower appliance over and aqua-boarding surround.



BEDROOM ONE

3.81m x 3.34m (12' 6" x 10' 11") having double glazed window to rear, radiator and range of fitted bedroom furniture comprising wardrobes, chests of drawers and bedside cabinets.

BEDROOM TWO

2.87m x 2.81m (9' 5" x 9' 3") having double glazed window to front, radiator and built-in wardrobe with sliding mirrored doors.

BEDROOM THREE/DINING ROOM

3.37m x 3.36m (11' 1" x 11' 0") this third bedroom is currently used as a formal dining room having laminate flooring, radiator and double glazed sliding doors which open to:

UPVC DOUBLE GLAZED CONSERVATORY

2.98m x 2.77m (9' 9" x 9' 1") having a radiator, tiled flooring and French doors opening to the rear garden.

SIDE COVERED AREA

accessed from the breakfast kitchen and having doors to both front and rear.



OUTSIDE

The property offers a superb secluded corner position located at the end of this desirable cul de sac. The majority of the frontage is block paved providing parking for a large number of vehicles leading to the side entrance door and tandem garage. To the rear of the property is a generous paved patio space with shaped lawn beyond with flower bed borders and the garden is well stocked with mature trees and shrubs for screening, and there is a storage shed.

TANDEM GARAGE

9.15m x 2.46m (30' 0" x 8' 1") approached via an up and over entrance door and having light and power supply and double glazed window and courtesy door accessing the rear garden.

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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

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

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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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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