



1 Brereton Hill Lane, Upper Longdon, Rugeley,  
Staffordshire, WS15 1PY



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## £385,000 Offers in region of

Having been in the same family ownership since it was built in the 1930's, this traditional semi detached family home is truly a rare opportunity. Offering a generous accommodation layout, the property enjoys a lovely location on the edge of the highly regarded village of Upper Longdon with far reaching views across to Cannock Chase at the rear. The property is available with the benefit of no upward chain and is very well presented throughout. Both the kitchen and bathroom have been refitted in recent times and a particular treat is the superb garden which unexpectedly widens to the rear which creates a wonderful family recreational space. With the benefit of gas fired central heating and UPVC double glazing, this very comfortable home must be viewed to be fully appreciated. Brereton Hill Lane is situated just off the A51 making this a very convenient location for Lichfield and Rugeley with excellent road and rail commuter links in both.



### CANOPY PORCH

With leaded double glazed entrance door and side screen opening to;

### RECEPTION HALL

With radiator, stairs leading off, central heating thermostat and glazed door through to;

### LOUNGE

3.5m x 4.1m (11' 6" x 13' 5") (max into bay) with stone fireplace and raised marble hearth with gas fire fitment flanked by TV plinth with timber mantle, leaded sealed unit double glazed bay window to front, double and single radiators, coving to ceiling, two wall light points and archway through to;

### DINING ROOM

2.94m x 3.25m (9' 8" x 10' 8") With radiator, coving to ceiling and double glazed sliding patio door into;

### CONSERVATORY

2.4m x 2.8m (7' 10" x 9' 2") Being UPVC double glazed off a brick base with double French doors out to the rear garden, tiled floor and electric heater.

### KITCHEN

3.23m x 3.25m (10' 7" x 10' 8") Fitted with ample work surface space with base gloss doored storage cupboards and drawers with matching wall mounted storage cupboards, built in Zanussi electric oven with four ring electric hob and concealed extractor hood, one and a half bowl stainless steel sink unit with mono block mixer tap, integrated fridge with matching fascia, radiator, co ordinated tiled splashback and tiled flooring, fluorescent light and coving, built in under stairs storage cupboard with light and shelving and double glazed window and door leading to;



### UTILITY

3.2m x 3m (10' 6" x 9' 10") With further work surface space with space and plumbing for dishwasher, washing machine and tumble drier. Wall mounted gas central heating boiler with time clock control, UPVC double glazed door and window to rear garden, archway through to conservatory and connecting door to;

### W.C.

With a close coupled W.C., obscured UPVC double glazed window to side and tiled flooring.

### FIRST FLOOR LANDING

With UPVC double glazed window to side, loft access hatch and doors to further accommodation.

### BEDROOM ONE

3.49m x 3.96m (11' 5" x 13' 0") With leaded sealed unit double glazed window to front, radiator, fitted dressing table with useful drawer space.

### BEDROOM TWO

3.3m x 3.4m (10' 10" x 11' 2") With UPVC double glazed window to the rear with far reaching views to Cannock Chase and radiator.



### BEDROOM THREE

2.14m x 2.26m (7' 0" x 7' 5") With radiator and leaded sealed unit double glazed window to front.

### LUXURY BATHROOM

Being fully tiled with a panelled bath and separate glazed shower cubicle with Triton electric shower fitment, vanity unit with wash hand basin and mixer tap with useful cupboard and drawer space beneath. Close coupled WC, obscured UPVC double glazed window to rear, central heated towel rail and extractor fan.

### OUTSIDE

The property is set back off Brereton Hill Lane with a driveway approach providing ample parking flanked by a level lawned fore garden with side borders full of mature shrubs and plants and wide side access leads through to the rear garden. To the rear of the property is a superb sized garden with a patio seating area and central pathway between well tended lawns with flower and herbaceous borders, greenhouse and storage shed. To the rear, the garden opens up to a wider lawned area with walled, fence and hedge perimeters and offering a good degree of privacy.

### COUNCIL TAX BAND

C



### FURTHER INFORMATION/SUPPLIES

Mains water and electricity connected. There is LPG heating and private drainage. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(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.

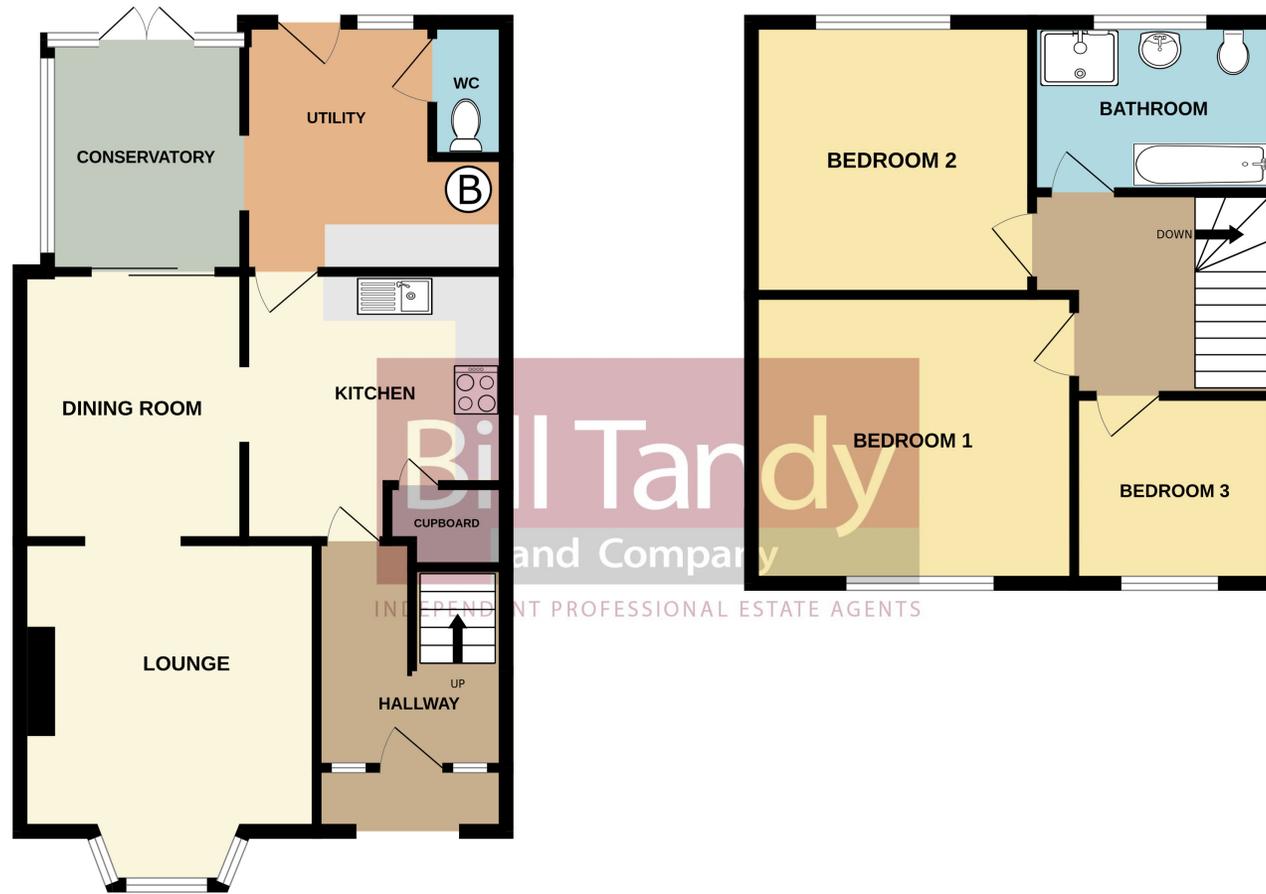
### VIEWING

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



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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3 Bore Street, WS13 6LJ  
 lichfield@billtandy.co.uk  
 Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



**Bill Tandy**  
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS