



2a Hagley Road, Rugeley, Staffordshire, WS15 2AL

Bill

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£625,000

Bill Tandy and Company are delighted in offering for sale this superb and generously sized detached dormer bungalow which has been superbly improved by the current owner and offers modern and versatile accommodation throughout. One of the distinct features of the property is its secluded position set back from the road, approached via a long sweeping driveway with hedged perimeter for screening. The property has a versatile accommodation layout with an annexe ideal for younger or elderly relative if required. The accommodation comprises main reception hall, guests cloakroom, four reception rooms, impressive kitchen, utility room, large first floor games/snooker room and bedroom with en suite facility. The annexe has its own entrance door leading to a reception hall, guests cloakroom and staircase leading to a first floor room currently used as a gym but could be an additional bedroom if required. Outside there is parking for numerous vehicles, double garage and gardens to front, side and rear. The property is located within walking distance of Rugeley town centre amenities, and there is access to public transport, and a range of facilities can also be found in nearby in the cathedral city of Lichfield and Stafford, and Birches Valley and Cannock Chase are only a short drive away.



'L' SHAPED RECEPTION HALL

approached via impressive double anthracite grey entrance doors with sail style inset windows and having wooden floor, radiators, stairs to first floor games with under stairs storage recess and doors open to:

GUESTS CLOAKROOM

having an obscure double glazed window to front, radiator, oak floor and suite comprising wall mounted wash hand basin and low flush W.C.

SITTING ROOM

6.21m x 3.65m (20' 4" x 12' 0") having two double glazed windows to side, two radiators, feature wood panelling and focal point stunning fireplace with marble hearth and inset, tiled surround with mantel above and housing a gas fire. Double doors open to:

DINING ROOM

4.71m x 3.88m (15' 5" x 12' 9") having double glazed windows to front and side, radiator, wood panelling and door to kitchen.

BREAKFAST KITCHEN

7.09m max (5.93m min) x 4.04m max (3.64m min) (23' 3" max 19'5" min x 13' 3" max 11'11" min) having double glazed window to side, double glazed bi-fold doors to garden, radiator, Karndean, ceiling spotlighting, cream Shaker style encasement base cupboards and drawers with wooden preparation tops above, tiled surround, inset one and a half bowl sink with swan neck suspended mixer tap, dresser style units and display cabinet, integrated dishwasher, Rangemaster multi-oven range cooker and space suitable for American style fridge/freezer/

UTILITY

having Karndean floor, double glazed window to side, radiator, wooden preparation top with space below for washing machine and tumble dryer, inset sink unit with tiled splashback surround, Hive intelligent thermostat, Karndean floor and door to annexe.

SNUG

3.81m x 3.63m max (2.63m min) (12' 6" x 11' 11" max 8'8" min) having double glazed bi-fold doors to side garden and radiator.

STUDY

3.67m x 3.05m max (12' 0" x 10' 0" max) having double glazed window to side, radiator, laminate floor, range of fitted study furniture and spotlighting.

INNER HALL

with doors leading off to:

MASTER BEDROOM

5.32m x 3.67m (17' 5" x 12' 0") having a comprehensive range of fitted wardrobes and dressing table, double glazed window to side, radiator and door to:

MASTER EN SUITE

2.47m x 1.78m (8' 1" x 5' 10") having an obscure double glazed window to side, chrome heated towel rail, Karndean floor, suite comprising vanity unit with wash hand basin with illuminated mirror and storage beneath, low flush W.C. and shower enclosure with twin-headed shower appliance, part tiled surround and ceiling spotlighting.



BEDROOM TWO

4.25m max x 3.65m (13' 11" max x 12' 0") having double glazed window to side, radiator, superb range of built-in bedroom furniture comprising wardrobes, over-bed storage and bedside cabinets and door to:

EN SUITE SHOWER ROOM

2.59m x 1.06m (8' 6" x 3' 6") having obscure double glazed window to side, radiator, modern white suite comprising vanity unit for storage and inset wash hand basin, low flush W.C. and shower enclosure with shower appliance over, tiled flooring and spotlighting.

BEDROOM THREE

4.23m x 3.64m (13' 11" x 11' 11") having double glazed window to rear and radiator.

FAMILY BATHROOM

3.60m max (2.60m min) x 2.41m (11' 10" max 8'6" min x 7' 11") having an obscure double glazed window to side, towel rail, Vernon Tutbury suite comprising vanity unit with storage and inset wash hand basin, low flush W.C., corner bath with shower head attachment and whirlpool jets and shower enclosure with shower appliance over, tiling surround and spotlighting.

FIRST FLOOR GAMES/SNOOKER ROOM

7.80m into reduced ceiling height x 7.59m (25' 7" into reduced ceiling height x 24' 11") this highly versatile and superb sized first floor room is currently used as a snooker room having double glazed windows to front, side and rear, radiators, ceiling light points and additional spotlighting.

BEDROOM FOUR

4.61m x 3.66m (15' 1" x 12' 0") this first floor bedroom could also be used as an additional sitting room having double glazed windows to rear and side, radiator and door to:



EN SUITE

3.62m x 3.29m into reduced ceiling height (11' 11" x 10' 10" into reduced ceiling height) having an obscure double glazed window to side, radiator with towel rail surround, tiled splashback, illuminated mirror, spotlighting, Karndean floor and modern suite comprising vanity unit with storage and wash hand basin, low flush W.C., bath and shower enclosure with shower appliance over.

ANNEXE HALL

having UPVC double glazed doors to front and rear, laminate floor, radiator, skylight, doors to garage and W.C. and staircase to first floor.

ANNEXE GUESTS W.C.

having obscure double glazed window to side, vanity unit with inset wash hand basin, low flush W.C. and radiator.

ANNEXE GYM

5.35m x 5.09m into reduced ceiling height (17' 7" x 16' 8" into reduced ceiling height) the annexe has a generously sized first floor room currently used as a gym, however could be ideal as a bedroom, having skylight windows to front, laminate floor, radiator and spotlighting.

OUTSIDE

Having a secluded position the property enjoys a superb plot with a long sweeping entrance and a generous block paved driveway providing parking for numerous vehicles, or storage of a caravan or motor home, and leads to the garage and there is a side gate to the garden. The side garden can be accessed from both the kitchen and the snug and has block paved patio areas, shaped lawns, raised borders and double access to a useful brick built storage shed. The garden further extends to the rear having block paved pathway, shaped lawn with box hedging and walled and hedged surround.

DOUBLE GARAGE

5.68m x 5.09m (18' 8" x 16' 8") approached via an electrically operated roller shutter door and having useful courtesy inner door, boiler and hot water cylinder, light and power supply and window to side.



COUNCIL TAX

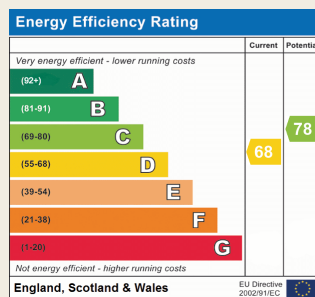
Band E.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. 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.



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.

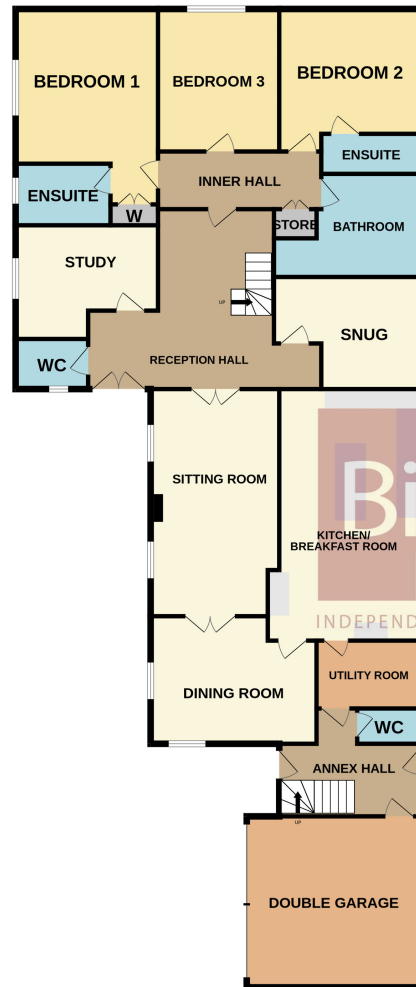


VIEWING

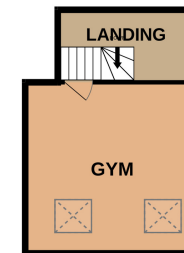
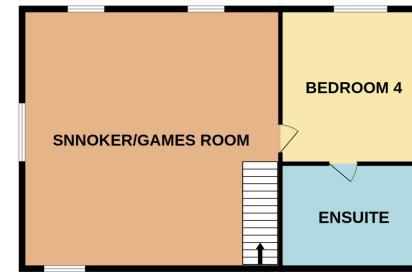
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



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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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