



The Coach House, Brook End, Longdon, Rugeley,
Staffordshire, WS15 4PB

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£650,000

Bill Tandy and Company, Burntwood, are pleased to present this fabulous individual detached coach house converted property approached via a private road and within an exclusive development of three prestige properties in the heart of the popular village of Longdon, which also comes with access to a lovely communal tennis court and gazebo. The Coach House has undergone substantial improvement by the current vendors and is finished to a high standard with high specification with the fixtures and fittings and offers great accommodation suited to a family with the benefit of double glazing and underfloor heating. The accommodation in brief comprises reception hall, spacious open plan living space with lounge area and dining space, breakfast kitchen with built-in pantry and utility, long inner hallway leading to three double bedrooms and a luxury fitted bathroom. There is also potential annexe area with a further double bedroom with en suite shower room located next to a separate



SPACIOUS RECEPTION HALL

approached via a part glazed oak entrance door and having high gloss tiled flooring with underfloor heating, inset ceiling spotlighting, double glazed window overlooking the rear garden and doors lead off to further accommodation.

OPEN PLAN LIVING AREA

33' 8" x 18' 10" (10.26m x 5.74m) this impressive lounge/dining area has two large double glazed windows overlooking the courtyard to the front, focal point feature woodburner stove and flue set upon a raised hearth, two ceiling light points, tiled flooring with underfloor heating, two sets of double glazed bi-fold doors open to the rear garden and a wide opening from the dining area leads to:

BREAKFAST KITCHEN

having a range of matching modern fronted base level storage cupboards, woodblock work surfaces, enamel Belfast sink, matching central island incorporating four ring halogen hob with two side by side ovens below, tiled flooring with underfloor heating, ceiling light points, smoke detector, a set of double glazed bi-fold doors open to the rear garden and an oak doors opens to the BUILT-IN PANTRY having ceiling light point and tiled flooring with underfloor heating.

UTILITY

6' 9" x 5' 9" (2.06m x 1.75m) having a range of matching modern fronted base level storage cupboards, woodblock work surfaces, plumbing for washing machine, space for tumble dryer, tiled flooring with underfloor heating, ceiling light point and a double glazed window alongside a door opens to the rear garden.

INNER HALLWAY

having recessed ceiling spotlighting and additional strobe light, tiled flooring with underfloor heating and oak panelled doors lead off to further accommodation.

BEDROOM ONE

13' 8" x 11' 8" (4.17m x 3.56m) having two double glazed windows overlooking the courtyard to the front, ceiling light point and tiled flooring with underfloor heating.



BEDROOM TWO

11' 10" x 8' 6" (3.61m x 2.59m) having double glazed window overlooking the front courtyard, ceiling light point, tiled flooring with underfloor heating and an opening leads through to a WALK-IN WARDROBE/DRESSING AREA with open fronted fitted double wardrobes having hanging rails and drawers.

BEDROOM THREE

14' 8" x 12' 6" (4.47m x 3.81m) having double glazed window to rear, inset ceiling spotlighting and tiled flooring with underfloor heating.

FAMILY BATHROOM

having a modern white suite with chrome style fittings comprising dual flush close coupled W.C., wall mounted wash hand basin with mono tap, panelled bath with mono tap and walk-in double shower cubicle with glazed splash screen and wall mounted shower unit, complementary part wall tiling, inset ceiling spotlighting, tiled flooring with underfloor heating and an obscure double glazed window to front.

BEDROOM FOUR/ANNEXE BEDROOM

14' 8" x 10' 7" (4.47m x 3.23m) having a double glazed window overlooking the front courtyard, ceiling light point, tiled flooring with underfloor heating and a doorway opening to:



EN SUITE SHOWER ROOM

having a modern white suite with chrome style fittings comprising dual flush close coupled W.C., wall mounted vanity wash hand basin with mono tap and walk-in shower cubicle with glazed splash screen door and wall mounted shower unit, complementary full height wall tiling, co-ordinated tiled flooring, shaver socket, ceiling light point and an obscure double glazed window to rear.

As previously mentioned the converted garage makes for further potential to create a self contained annexe and currently offers both an office and kitchen.

OFFICE

18' 6" x 9' 4" (5.64m x 2.84m) having double glazed window overlooking the front courtyard, light and power points, and tiled flooring with underfloor heating.

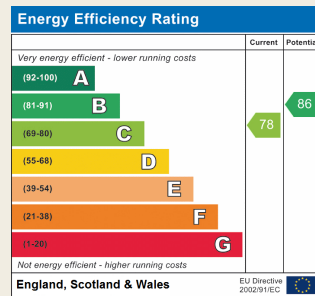
KITCHEN

17' 4" x 12' 3" (5.28m x 3.73m) being ideal for use as a cottage industry business and currently fitted out with kitchen equipment comprising sinks, work tops and storage cupboards, tiled flooring, double glazed window to front and a separate entrance door. In addition there is a separate W.C.



OUTSIDE

approached via a private driveway the property sits back behind rustic garden walling with electronically operated double gates under a canopy area opening to a spacious block paved courtyard which provides ample parking for numerous vehicles and gives access to the main entrance door. Set to the rear is a delightful cottage style wall enclosed garden which offers a good degree of privacy having block paved patio seating areas, shaped herbaceous flower display beds and borders. A separate pedestrian gate gives access to the rear of the annexe/converted garage.



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.

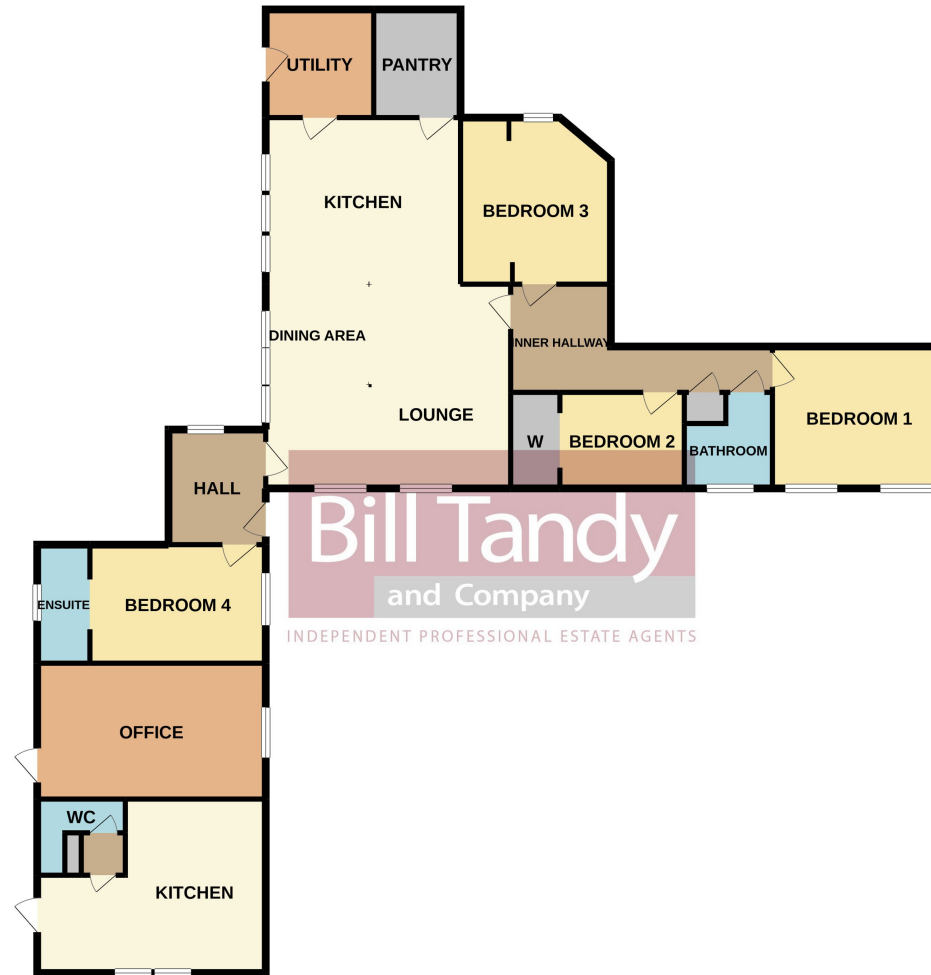


VIEWING

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
1753 sq.ft. (162.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1753 sq.ft. (162.9 sq.m.) approx.

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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