

Bill Tandy  
and Company



16 The Grange, Upper Longdon, Rugeley, Staffordshire,  
WS15 1PG

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 16 The Grange, Upper Longdon, Rugeley, Staffordshire, WS15 1PG

# £650,000

Having undergone a programme of modernisation and refurbishment, this delightfully located detached family home represents an excellent opportunity for the family buyer. The generous accommodation layout is well suited to many family needs with a versatility in the use of rooms. The quiet cul de sac location within this peaceful village on the edge of the Cannock Chase Area of Outstanding Natural Beauty will again make an ideal family home. Add to that the lovely far-reaching views to the front from the first floor bedroom windows and you have a truly special property, rarely available on the open market. The village of Upper Longdon is highly sought after within walking distance of Cannock Chase and home to the popular Chetwynd Arms pub. Just some six miles from Lichfield and four miles from Rugeley the property is perfect for accessing local facilities, with an excellent road and rail network serving both towns. Available with the benefit of no upward chain, this vacant property must be viewed internally to be fully appreciated.



### RECEPTION HALL

approached via a PVC composite entrance door with obscure glazed inserts and obscure glazed side screens and having radiator, stairs leading off with feature spindle balustrade and built-in coats store cupboard.

### FITTED GUESTS CLOAKROOM

having a close coupled W.C. with concealed cistern, vanity unit with inset wash hand basin with mixer tap and cupboard below, radiator and obscure UPVC double glazed window.

### THROUGH LOUNGE

7.29m x 3.94m (23' 11" x 12' 11") having an attractive feature fireplace with raised slate hearth housing a free-standing cast iron log burner, brick surround and timber mantel, UPVC double glazed picture window to front, further double glazed window to side, UPVC double glazed window and French door out to the rear garden and two radiators.

### DINING ROOM

4.26m x 2.71m (14' 0" x 8' 11") having UPVC double glazed window to rear, low energy downlighters and radiator.

### LUXURY NEWLY FITTED BREAKFAST KITCHEN

3.61m x 3.42m (11' 10" x 11' 3") having generous work tops with base storage cupboards and drawers, one and a half bowl sink unit with mixer tap, built-in Neff electric oven with four ring electric hob, splashback and extractor fan, integrated fridge, freezer and dishwasher each with matching fascias, built-in wine rack, matching wall mounted storage cupboards with under-cupboard lighting, UPVC double glazed window to front, feature tiled flooring, radiator and door to:

### UTILITY ROOM

similarly fitted to the kitchen with single drainer sink unit with mixer tap, integrated washing machine and separate tumble dryer with matching fascia, useful extensive cupboard space, obscure UPVC double glazed door to rear garden and window to same, a continuation of the tiled flooring, radiator and low energy downlighters.



### SITTING ROOM

4.85m x 4.00m (15' 11" x 13' 1") a very versatile room with stairs rising to the room from the kitchen making it a perfect family living space and having UPVC double glazed sliding patio doors leading to a front south facing glass balustrade balcony, further UPVC double glazed window to rear, radiator and low energy downlighters.

### FIRST FLOOR LANDING

having loft access hatch and built-in linen store cupboard with slatted linen shelving and radiator. Doors lead off to:

### MASTER BEDROOM

5.61m max x 3.63m (18' 5" max x 11' 11") a stunning room having two UPVC double glazed windows to front with far-reaching views to the south across to Lichfield and beyond, radiator, built-in double wardrobe and door to:

### LUXURY EN SUITE SHOWER ROOM

having corner tiled shower cubicle with glazed screen and thermostatic shower fitment with hose and drencher shower, close coupled W.C., vanity unit with wash hand basin with waterfall mixer tap and drawer space beneath, tiled flooring and obscure glazed window.



### BEDROOM TWO

3.96m x 3.64m (13' 0" x 11' 11") a generous double room having UPVC double glazed window to front again with the lovely south facing views and radiator.

### BEDROOM THREE

3.97m x 2.72m (13' 0" x 8' 11") another double room having UPVC double glazed window to rear and radiator.

### BEDROOM FOUR

3.56m x 3.04m (11' 8" x 10' 0") the fourth double bedroom having built-in wardrobe, UPVC double glazed window to rear and radiator.

### LUXURY FAMILY BATHROOM

having a 'P' shaped bath with waterfall mixer tap and shower screen and thermostatic mixer shower fitted over with hose and drencher shower, vanity unit with inset wash hand basin with waterfall mixer tap and drawer space below, close coupled W.C., tiled flooring, co-ordinated wall tiling, obscure UPVC double glazed window to rear and chrome heated towel rail/radiator.



### OUTSIDE

The property is set back off the road with a tarmac driveway with pavioured edging and shrubbery borders providing ample parking, and a side gated entrance leading round to the rear garden. To the rear is a private garden with defined perimeters and full of potential.

### GARAGE

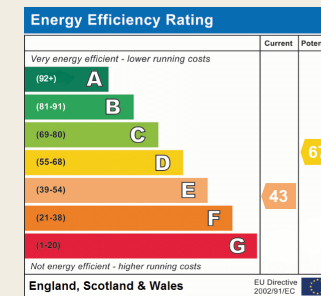
5.30m x 4.84m (17' 5" x 15' 11") approached via an electrically operated roller shutter entrance door and having the newly installed gas central heating boiler and pressurised hot water system and door to rear.

### COUNCIL TAX

Band F.

### 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/>



### 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.

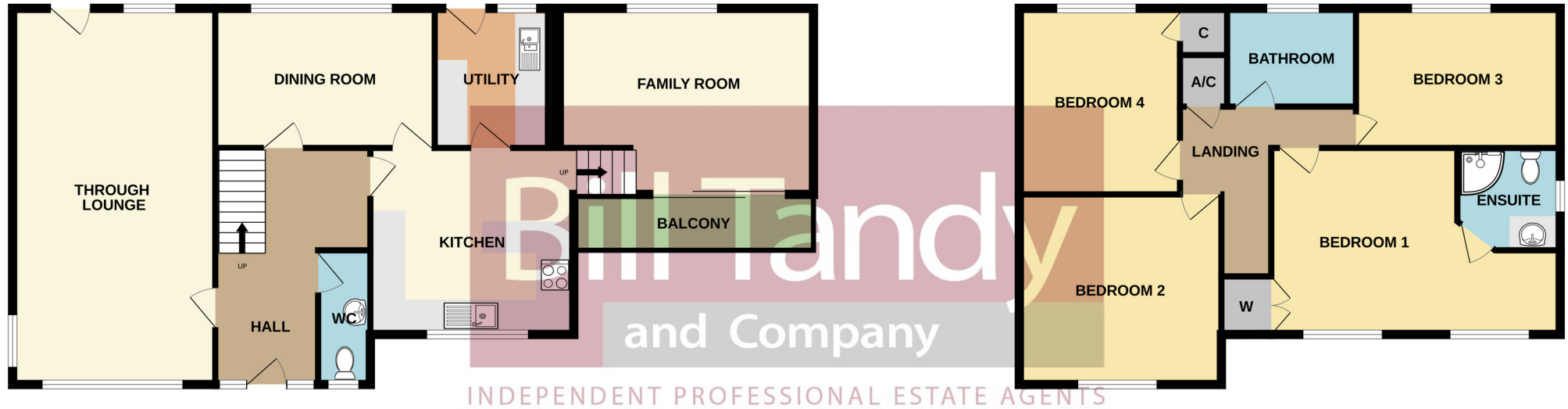
### VIEWING

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



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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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