



DRAFT

5 Brook End, Longdon, Rugeley, Staffordshire, WS15 4PB

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

5 Brook End, Longdon, Rugeley, Staffordshire, WS15 4PB

£439,995

Bill Tandy and Company, Lichfield, are delighted to offer for sale this substantially improved and superbly presented link detached bungalow located within the sought after village of Longdon, located close to both the cathedral city of Lichfield and Rugeley town centre. The bungalow has undergone substantial improvement and for this reason we strongly urge internal viewings for it to be fully appreciated. The bungalow comprises impressive hall with Karndean flooring, lounge, impressive conservatory, re-fitted kitchen with door to boot room and laundry, two/three bedrooms one of which could be used as a dressing room and leads to a useful en suite shower room, and there is an updated family bathroom. A paddle staircase from the third bedroom/dressing room provides access to two generously sized loft rooms which provide excellent storage. There is a deep foregarden, a generously sized parking area for numerous cars leading to the garage and a garden to the rear.



RECEPTION HALL

approached via a double glazed UPVC side entrance having window alongside, feature Karndean flooring complemented with border edge, radiator, useful store cupboard and a range of doors open to:

LOUNGE

5.50m x 3.48m max (18' 1" x 11' 5" max) having two radiators, double glazed patio doors opening to the rear conservatory and a contemporary wall mounted electric flame effect fire.

CONSERVATORY

3.88m x 3.61m (12' 9" x 11' 10") this superb conservatory enjoys a gable end sundial feature, tinted glass roof, range of double glazed windows overlooking the garden, French doors to side, radiator and tile look laminate flooring.

UPDATED KITCHEN

3.48m x 2.60m (11' 5" x 8' 6") 3.48m x 2.60m (11' 5" x 8' 6") having double glazed window overlooking the rear garden, Karndean flooring with feature border, a range of high gloss units comprising base cupboards and drawers surmounted by preparation work tops, tiling surround, wall mounted units, inset one and half bowl ceramic sink with swan neck mixer tap, plinth heater, door to pantry, a range style Lamona oven with five ring gas hob and extractor fan above, and integrated dishwasher and fridge.

BOOT ROOM

5.58m x 1.30m (18' 4" x 4' 3") this highly versatile room could be used as extra space for white goods if required and has a double glazed window and door to rear garden, space for American double width fridge/freezer, separate loft access and courtesy door to garage.

LAUNDRY ROOM

having useful base and wall mounted storage and space and plumbing for washing machine.



BEDROOM ONE

3.64m x 3.03m (11' 11" x 9' 11") having double glazed window to front, radiator and built-in double wardrobes.

BEDROOM TWO

3.02m x 2.47m (9' 11" x 8' 1") having double glazed window to side and radiator.

BEDROOM THREE/DRESSING ROOM

2.70m x 1.93m (8' 10" x 6' 4") this useful dressing room could be used as a small bedroom and incorporates the paddle staircase to the loft room. The room comprises double glazed window to front, radiator and access to:

SHOWER ROOM

having an obscure double glazed window to front, modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with shower appliance over, full ceiling height aqua boarding surround and chrome towel rail.



MAIN BATHROOM

having an obscure double glazed window to side, chrome heated towel rail, modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. and 'L' shaped shower bath with waterfall style shower head above, additional shower head attachment, aqua boarding surround to full ceiling height and ceiling spotlighting.

LOFT ROOM ONE

6.85m x 3.20m into reduced ceiling height (22' 6" x 10' 6" into reduced ceiling height) having double glazed window to front, skylight windows to both sides and two light points. Further access to:

LOFT ROOM TWO

5.46m x 3.12m into reduced ceiling height (17' 11" x 10' 3" into reduced ceiling height) providing useful storage having four sets of double wardrobes, combi boiler and two light fittings.



OUTSIDE

Located to the front of the property is a generously sized mainly tarmac drive with a block paved border providing ample parking and giving access to the garage. There is a mainly lawned foregarden with flower bed borders. To the rear of the property is a superb decked entertaining space, a further decked patio space and steps beyond lead to the slightly raised shaped lawned area with borders, garden shed, fenced and tree-lined boundaries with the trees providing useful screening.

GARAGE

4.86m x 2.60m (15' 11" x 8' 6") having double doors to front, useful courtesy door to boot room, light and power supply and loft access hatch leading to useful loft storage

COUNCIL TAX

Band D.



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.

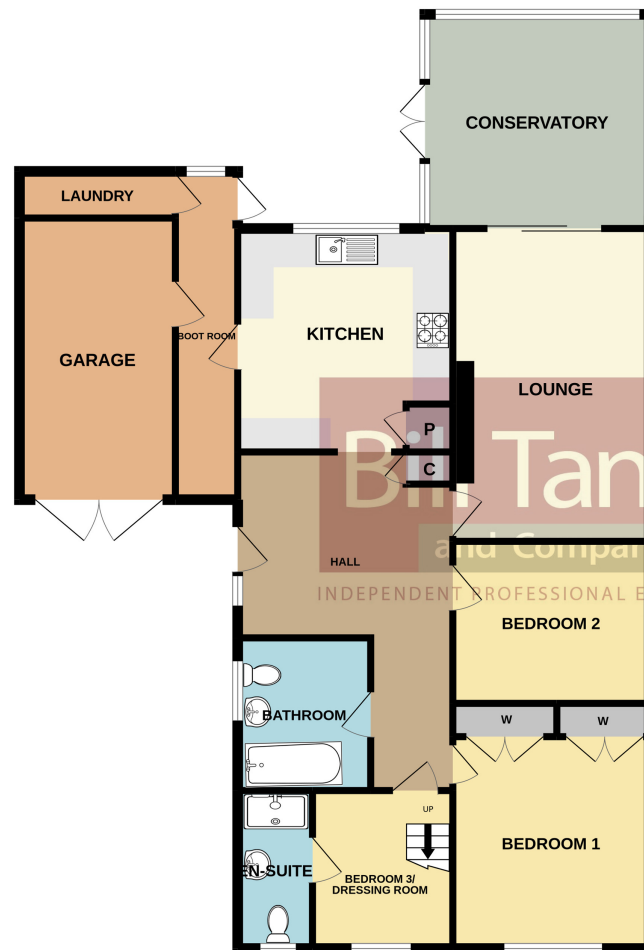
VIEWING

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.

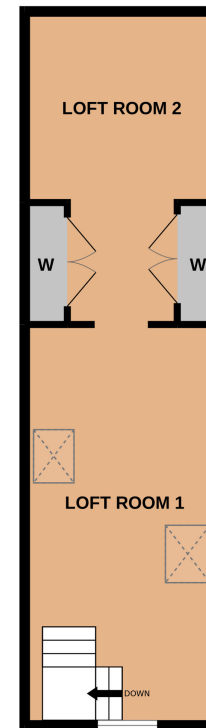
GROUND FLOOR

1ST FLOOR



5 BROOK END, LONGDON, WS15 4PB

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.
Made with Metropix ©2022



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

www.billtandy.co.uk



Bill Tandy
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS