



52 Brook End, Longdon, Rugeley, Staffordshire, WS15

4PN

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£350,000

Bill Tandy and Company are delighted in offering for sale this superbly extended detached family home, offering a fantastic renovation opportunity, which is situated in one of the area's most popular village locations and a short distance away from the cathedral city of Lichfield. The property itself sits on a generously sized plot with a superb size rear garden with additional out buildings. Set to the front is a driveway leading to the garage and side entrance door and the accommodation briefly comprises side entrance hall, dining room and kitchen to front, superbly extended lounge/dining room, highly versatile study/family room set to the rear. To the first floor are three bedrooms, dressing room and bathroom. Externally the property has superb size rear patio space with lawned garden beyond, a variety of garden outbuildings, sheds and workshop providing superb potential or ideal for storage. The village of Longdon has a popular local Primary school which fees to the Friary school in Lichfield, the well regarded Swan with Two Necks pub and St James's church. The village is four miles from the cathedral city of Lichfield, and further facilities are found in Rugeley town centre. No upward chain.



RECEPTION HALL

Side double glazed door, stairs to first floor and understairs cupboard. Off leads to

KITCHEN

2.36m x 1.77m (7' 9" x 5' 10") double glazed front and side windows, base and wall mounted kitchen cupboards, round edge work preparation tops, inset sink with drainer, inset hob, space for dishwasher. Open access to dining room with overhang breakfast bar. Off leads to

DINING ROOM

3.14m x 4.03m (10' 4" x 13' 3") electric heater, double glazed door and window to front, overhang breakfast bar. Double opening doors open to

EXTENDED LOUNGE/DINING ROOM

4.94m x 5.92m (16' 2" x 19' 5") This generous size and extended room positioned to rear has a picture wooden double glazed rear window, side door to garden, electric storage heater, electric fireplace and door opens to

FAMILY ROOM/STUDY

2.64m x 5.9m (8' 8" x 19' 4") This superbly extended room to rear offers an ideal and versatile space to be used as either a study or family room, with wooden double glazed windows to rear and side, electric storage heater and courtesy door to garage.

FIRST FLOOR LANDING

Stairs from the ground floor reception hall ascends to the first floor, double glazed side window, door to airing cupboard and further doors open to

BEDROOM 1

4.94m x 2.44m (16' 2" x 8' 0") wooden double glazed windows to rear and side, electric storage heater and off leads to

DRESSING ROOM

3.8m x 2.13m (12' 6" x 7' 0") A range of built in bedrooms furniture with wardrobe and shelving, wooden double glazed side window and returning door to landing.



BEDROOM 2

2.32m x 3.44m (7' 7" x 11' 3") Double glazed front window, wardrobe, and spot lighting,

BEDROOM 3

2.7m x 2.57m (8' 10" x 8' 5") Double glazed side window and wardrobe.

BATHROOM

2.90m x 1.70m (9' 6" x 5' 7") double glazed side window, chrome towel rail. suite comprises a wall mounted wash hand basin, low flush w.c, P-shaped bath with shower over, tiling to full ceiling height and spot lighting

GARAGE

2.48m x 5.08m (8' 2" x 16' 8") With front access door, useful inner courtesy door, spaces for white goods, inset sink unit.

PARKING

Block paved front driveway with access to side entrance door and garage.

FRONT GARDEN

Set to the front of the property is a tiered garden with seating area, well stocked borders with mature trees. Access door to dining door and a useful side gated access to rear garden.



REAR GARDEN WITH OUTBUILDINGS

The property offers a superb size rear garden with useful side gated access, patio area, steps beyond access a raised shaped lawn area with central pathway leading to the rear of the garden. Offering a variety of useful sheds and greenhouse whilst set to the bottom right corner of the garden is superb size wooden workshop. The garden benefits from a range of mature planting and trees for screening.

FURTHER INFORMATION/ SUPPLIERS

Drainage – Mains drainage and Water supply
Electric connected with part electric heating (No gas)
Broadband connected

For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

COUNCIL TAX

Band D.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		77
D (55-68)		
E (39-54)	47	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



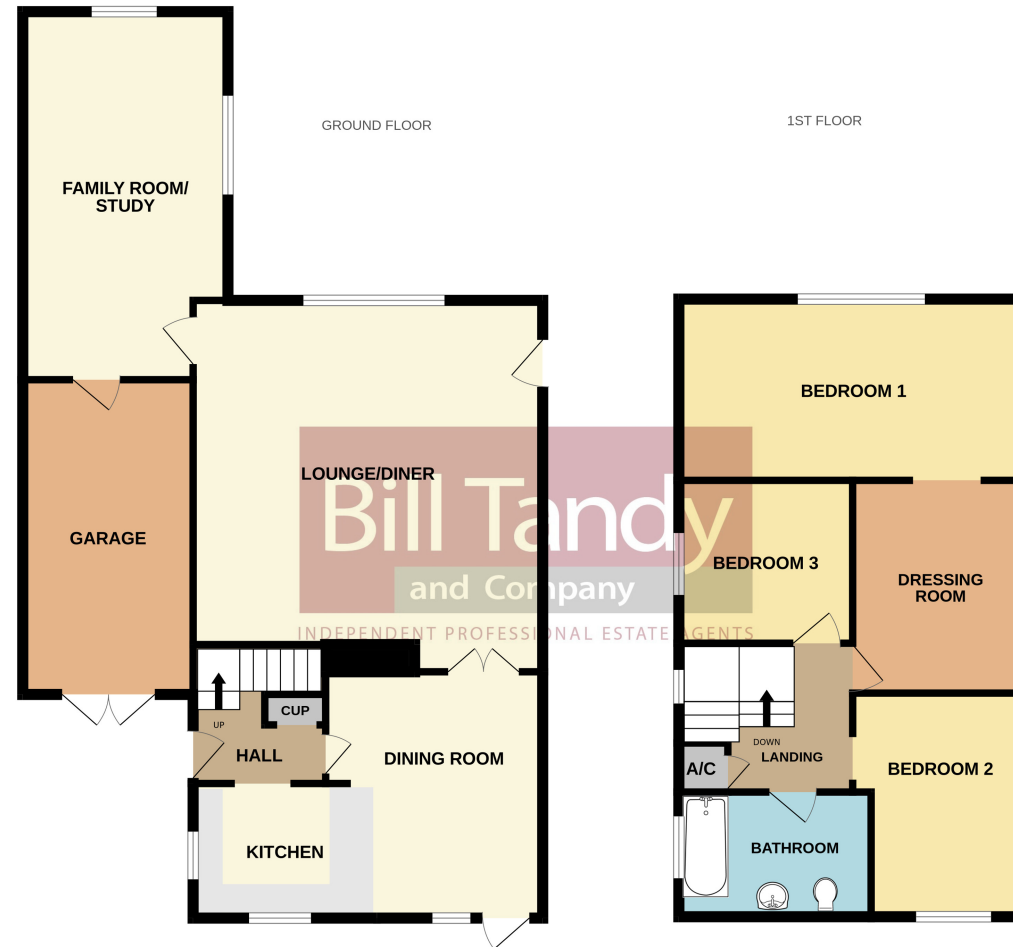
TENURE

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

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.



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

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