



Beechcroft, Batesway, Upper Longdon, Rugeley,
Staffordshire, WS15 1PX

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**Beechcroft, Batesway, Upper
Longdon, Rugeley, Staffordshire,
WS15 1PX**

£550,000

This little known hamlet, nestled between Upper Longdon and Brereton, is home to a small number of delightful homes all taking advantage of this peaceful and rural setting. This impressive detached dormer style family home offers a very deceptive accommodation layout with four good bedrooms and two bathrooms. Standing centrally in its generous garden plot and surrounded by open countryside and farmland, the rural setting combines rather uniquely with its undeniably convenient location. The A51 provides quick links to both Lichfield and Rugeley, and whilst this country lane is a peaceful haven, it is also perfect for enjoying wonderful countryside walks. A rare opportunity in this most delightful of settings, an early viewing would be strongly recommended.



RECEPTION HALL

approached via a UPVC double glazed entrance door with obscure glazed side screen and having stairs leading off with spindle balustrade, radiator, coving to ceiling and door to:

FAMILY LOUNGE

5.36m x 4.87m (17' 7" x 16' 0") having a central traditional fireplace with open grate standing on a tiled hearth, UPVC double glazed picture window to front, coving to ceiling, two radiators and glazed double doors opening to:

CONSERVATORY

3.45m x 3.14m (11' 4" x 10' 4") being UPVC double glazed on a brick base with attractive tiled flooring, ceiling fan light, radiator and double doors opening to garden.

BREAKFAST KITCHEN

5.36m x 2.64m (17' 7" x 8' 8") having ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in Neff electric oven with four ring gas hob and extractor hood, radiator, integrated fridge and freezer with matching fascia, co-ordinated tiled splashbacks, UPVC double glazed double French doors opening to side patio, double glazed window overlooking the rear garden, coving, ceramic floor tiling and door to:

UTILITY ROOM

having further work surface space with circular sink unit with mixer taps, space and plumbing for washing machine and tumble dryer, wall mounted Baxi LPG central heating boiler, UPVC double glazed windows to rear and side, tiled splashbacks, tiled flooring and door to:

FITTED GUESTS CLOAKROOM

having W.C., pedestal wash hand basin with tiled splashback, obscure UPVC double glazed window and radiator.



BEDROOM TWO

3.49m x 3.33m (11' 5" x 10' 11") having UPVC double glazed double French doors opening to rear garden, further double glazed window to side, coving and radiator.

BEDROOM THREE

3.48m x 3.34m (11' 5" x 10' 11") having UPVC double glazed windows to front and side and radiator.

BEDROOM FOUR

3.49m x 2.35m (11' 5" x 7' 9") having UPVC double glazed window to the side and radiator.

BATHROOM

having panelled bath with electric shower fitment over, pedestal wash hand basin, close coupled W.C., comprehensive ceramic floor and wall tiling, radiator, obscure UPVC double glazed window and extractor fan.

FIRST FLOOR LANDING

having door to:

MASTER BEDROOM

4.32m max x 3.58m max (14' 2" x 11' 9") an attractive dormer room with twin aspect Velux skylights providing lots of natural light, radiator and eaves access.



BATHROOM

having a panelled bath, separate tiled shower cubicle with thermostatic shower fitment, pedestal wash hand basin, close coupled W.C., co-ordinated ceramic wall tiling, Velux skylight, radiator and door to:

DRESSING ROOM

having Velux skylight and radiator.

OUTSIDE

The property is set back from the lane with a walled and pillared frontage which leads to the generous driveway with parking areas to front and side and ample parking and turning space. There is a flagstone patio seating area to the side and lawned foregarden with discreet external lighting and mature hedgerow with established trees. The garden to the rear is set principally to lawn with a further patio area, hedgerow perimeters with established trees including fruit trees. The garden borders onto neighbouring farmland with the field typically used for sheep. There is a useful garden storage shed and further slabbed hardstanding, external halogen security lighting and useful power points and cold tap.



DETACHED DOUBLE GARAGE

7.68m x 5.57m (25' 2" x 18' 3") a superb sized garage with twin electric roller style shutter doors having fluorescent light and power points, UPVC double glazed windows to rear, obscure double glazed door to side and access to eaves storage.



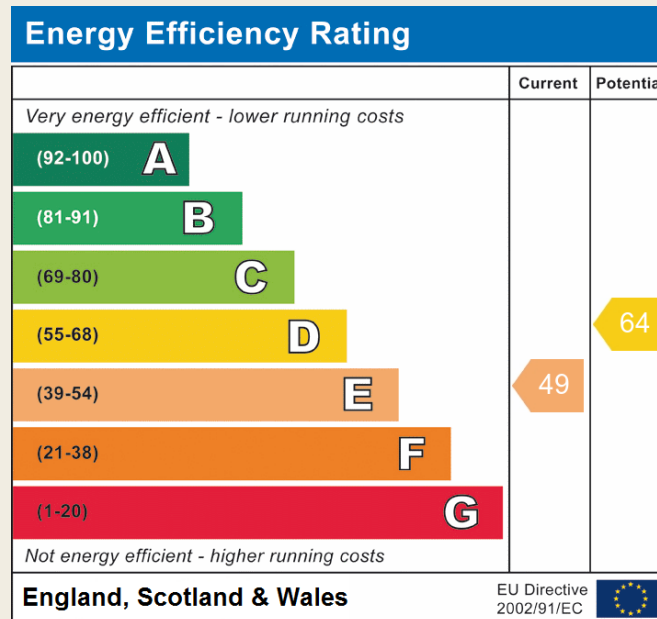
TENURE

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

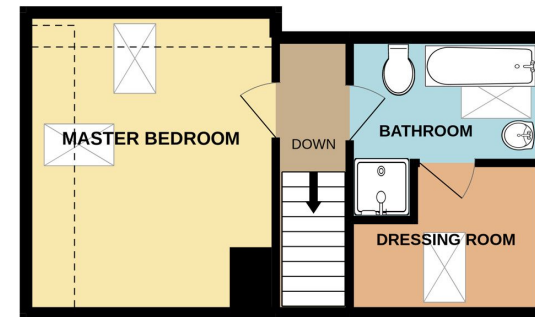
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



GROUND FLOOR
1103 sq.ft. (102.5 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1427 sq.ft. (132.5 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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