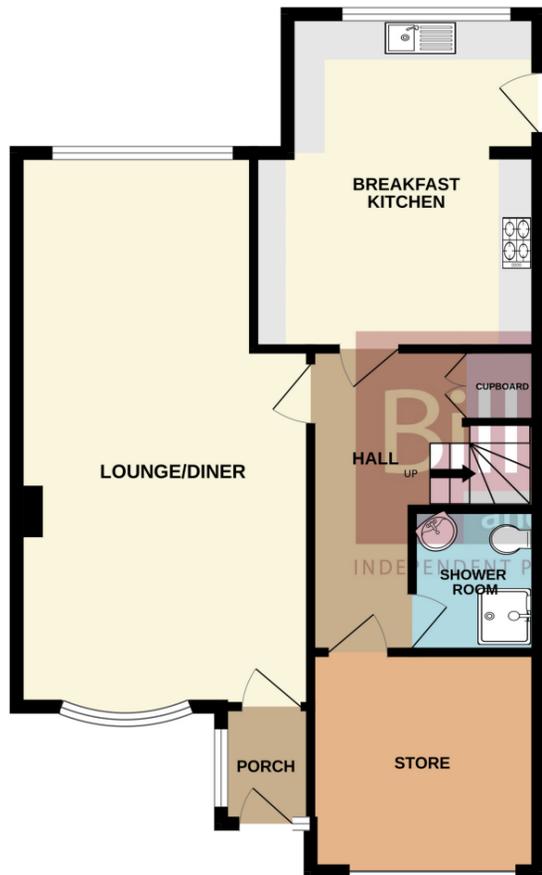


DRAFT

GROUND FLOOR

1ST FLOOR



14 CHURCH WAY, LONGDON, WS15 4PG

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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**14 Church Way, Longdon, Rugeley,
Staffordshire, WS15 4PG**

£365,000 Freehold

Bill Tandy and Company are delighted in offering for sale this superbly presented and extended semi-detached house situated in one of the area's most popular village locations, and is a short distance away from the cathedral city of Lichfield. The house itself is located on the desirable cul de sac of Church Way in the heart of the Village. The accommodation briefly comprises entrance porch, through lounge/dining room, inner hall, modern updated breakfast kitchen, ground floor shower room and door to store. To the first floor are three generous size bedrooms and a modern bathroom. There is a driveway provides ample parking, former garage now used for storage due to size and well cared for gardens to rear. The village of Longdon has a popular primary school which feeds to The Friary secondary school in Lichfield, the popular Swan with Two Necks pub and St James's Church, Longdon is approximately four miles from the cathedral city of Lichfield and further facilities can be found in nearby Rugeley town centre.



ENTRANCE PORCH

accessed via a double glazed composite front door with window alongside and having double glazed window to side and oak internal door opens to:

THROUGH LOUNGE/DINING ROOM

7.14m x 3.48m max (2.69m min) (23' 5" max x 11' 5" max 8'10" min) having double glazed bow window to front, two radiators, double glazed window overlooking the rear garden and the feature and focal point of the room is the fireplace with hearth, matching inset, surround and mantel housing a flame effect electric fire. Oak door with glazed insert opens to:

INNER HALL

having staircase to first floor with useful double doored under stairs storage cupboard, radiator, door to garage store and further oak doors open to:

BREAKFAST KITCHEN

4.29m x 3.49m max (14' 1" x 11' 5" max) having been modernised with Shaker style base cupboards and drawers with quartz preparation work tops above with matching upstand splashbacks, wall mounted cupboards including glazed illumined display cabinets, under-cupboard lighting, inset Franke one and a half bowl composite sink, plinth heater, upright designer radiator, Rangemaster multi-oven cooker with five ring gas hob and extractor fan above, LVT floor with underfloor heating, integrated appliances include fridge/freezer, slimline dishwasher and washing machine, double glazed window overlooking the rear garden, composite split stable style door to side, Velux skylight window and spotlighting to ceiling.



GROUND FLOOR SHOWER ROOM

1.95m x 1.51m (6' 5" x 4' 11") having chrome heated towel rail, modern suite comprising vanity unit with square wash hand basin above, low flush W.C. and shower cubicle with bi-fold screen and twin-headed shower appliance over, tiled splashback surround, illuminated mirror and spotlighting to ceiling.

FIRST FLOOR LANDING

having oak spindle balustrade, obscure double glazed window to side, loft access and doors open to:

BEDROOM ONE

3.92m x 3.48m (12' 10" x 11' 5") having double glazed window to front, radiator, superb range of fitted wardrobes and dressing table with storage drawers and shelf above.

BEDROOM TWO

3.48m x 3.28m (11' 5" x 10' 9") having double glazed window to rear and radiator.

BEDROOM THREE

2.93m x 2.76m (9' 7" x 9' 1") having double glazed window to front and radiator.



MODERN BATHROOM

2.74m x 2.19m (9' 0" x 7' 2") having obscure double glazed window to rear, radiator, suite comprising base storage with drawers and wash hand basin and low flush W.C., bath with tiled splashback surround and shower above, pelmet lighting and spotlighting to ceiling.

OUTSIDE

The property is located on the highly desirable road of Church Way in the heart of the village of Longdon. One of the distinct features of the property is the generously sized crete print driveway providing parking for numerous vehicles and giving access to the garage store and front entrance door. To the rear of the property is a well cared for garden having block paved patio space, shaped lawn, useful storage shed and fenced and hedged perimeters.

COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.



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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

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.