

Bill Tandy
and Company



8 The Croft, Longdon, Rugeley, Staffordshire, WS15 4PR

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£475,000 Offers over

This superbly extended and updated detached family home 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 has been superbly improved by the current owners and sits on a generously sized plot at the end of the cul de sac. There is a generously sized Crete print front driveway leading to the garage and front entrance door and the accommodation briefly comprises hall, guests cloakroom, lounge to front, superbly updated and open plan dining kitchen, conservatory/family room, laundry room, four first floor bedrooms and bathroom and a staircase leads up to a loft attic room, and there are superb gardens to the rear. The village of Longdon has a popular local Primary school which feeds 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.



ENTRANCE PORCH

approached via sliding entrance doors and having double glazed window to side and wooden internal door with window alongside opens to:

RECEPTION HALL

having LVT flooring, radiator, stairs to first floor and spotlighting. Oak doors provide access to:

LOUNGE

4.86m x 3.99m (15' 11" x 13' 1") having double glazed window to front with window shutters, radiator, feature wood panelling, feature chimney breast with recessed log burner set on a tiled hearth with wooden beamed mantel above, base storage cupboards, recessed display alcoves and shelving and recessed space for wall mounted T.V.

RE-FITTED OPEN PLAN DINING KITCHEN

5.97m x 3.66m (19' 7" x 12' 0") having a superb range of re-fitted base cupboards and drawers surmounted by quartz preparation work tops and upstand splashback, wall mounted cupboards, inset twin ceramic bowl Belfast style sink with mixer tap, integrated dishwasher, island unit with breakfast bar area and quartz preparation work top, under stairs pantry/store cupboard, space for range type cooker, LVT flooring, space for wall mounted T.V., ceiling spotlighting and double glazed window overlooking the garden.

CONSERVATORY/ DINING ROOM

3.86m x 2.51m (12' 8" x 8' 3") positioned off the kitchen and having double glazed windows overlooking the garden, French doors to side, LVT flooring, upright designer radiator and a plaster boarded ceiling.

LAUNDRY ROOM

3.24m x 2.45m (10' 8" x 8' 0") having an obscure double glazed window to side, radiator, LVT flooring, door to garage, double glazed door to rear garden and access to:



GUESTS CLOAKROOM

having W.C. with high level cistern, double glazed window to rear and radiator.

FIRST FLOOR LANDING

having ceiling spotlighting, staircase rises to the loft room and doors lead off to:

BEDROOM ONE

4.24m x 3.23m (13' 11" x 10' 7") having double glazed window to front with window shutters and radiator.

BEDROOM TWO

3.44m x 3.30m (11' 3" x 10' 10") having double glazed window to rear, radiator and spotlighting.

BEDROOM THREE

3.75m x 2.46m (12' 4" x 8' 1") having double glazed window to front with window shutters, radiator and a range of built-in wardrobes.

BEDROOM FOUR

3.32m x 2.55m (10' 11" x 8' 4") could also be used as a home office or dressing room and currently has a range of fitted wardrobes, wooden floor, over stairs store cupboard, double glazed window to front with window shutter and radiator.



GENEROUSLY SIZED BATHROOM

5.33m x 2.40m (17' 6" x 7' 10") having an obscure double glazed window to rear, radiator, vanity unit with wash hand basin above, low flush W.C., slipper style roll-top bath with mixer taps and shower head attachment, shower enclosure with multi-jet shower appliance, tiled surround, loft access and ceiling spotlighting.

LOFT ROOM

4.34m into reduced ceiling height x 3.89m (14' 3" into reduced ceiling height x 12' 9") this superbly converted loft room would be ideal for storage having double glazed window to side, Velux skylights to front and rear, spotlighting, radiator and double doored storage.

OUTSIDE

The property is superbly located at the end of this desirable cul de sac on a generously sized plot. One of the distinct features of the property is its generously sized crete print driveway for several vehicles to the front which leads to the garage. Set to the rear of the property is a block paved patio area ideal for entertaining with shaped lawn set beyond, block paved pathway leading to the rear of the garden with mature borders with shrubs and trees and conifers for screening.



GARAGE

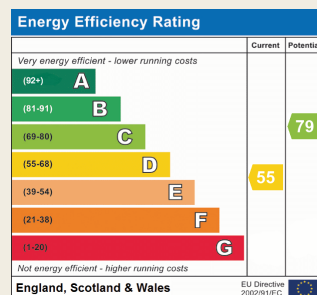
5.40m x 2.50m (17' 9" x 8' 2") approached via an electrically operated roller shutter door and having light and power supply, courtesy door, Ideal boiler and utility area to the rear with spaces ideal for washing machine and tumble dryer.

COUNCIL TAX

Band E.

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/>



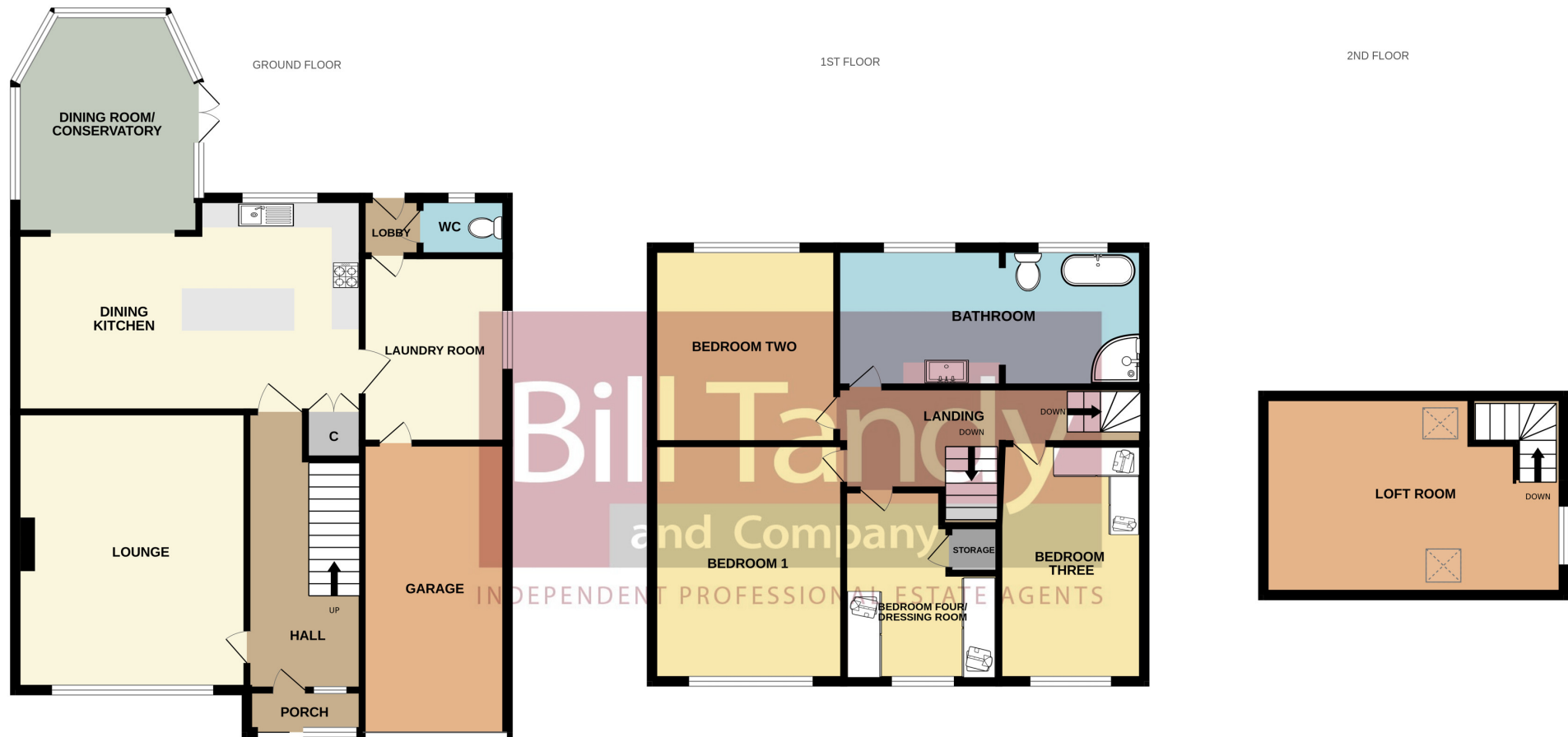
TENURE

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

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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