



Kyrimar Lodge, Lower Way, Upper Longdon, Rugeley,  
Staffordshire, WS15 1QG

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## Kyrimar Lodge, Lower Way, Upper Longdon, Rugeley, Staffordshire, WS15 1QG

# £725,000

The exquisite setting of Lower Way in Upper Longdon is without doubt one of the most popular residential locations in the greater Lichfield area. The wonderful peace and quiet of the location is only matched by the superb views across to Cannock Chase and Castle Ring, all of which can be enjoyed from the elevated sun terrace to the rear of the bungalow. The stunning accommodation has been immaculately maintained by the present owners and has the wonderful addition of a glorious sun room which takes full advantage of the views and garden. The village of Upper Longdon lies just some six miles from the cathedral city of Lichfield with walking distance onto Cannock Chase and boasting a very popular village pub. Quick access to the A51 gives an easy journey into Lichfield or Rugeley where a broad range of shopping and leisure facilities are available. Opportunities to purchase in the village are always relatively scarce, and an early viewing of this very fine bungalow would be strongly recommended.



### ENCLOSED ENTRANCE PORCH

approached via leaded UPVC double glazed double entrance doors and having downlighters and inner double glazed composite UPVC entrance door opening to:

### RECEPTION HALL

having feature Karndean flooring, coving, wall light points, radiator with ornamental screen, Hive internet control for the central heating, loft access hatch with pulldown ladder and airing cupboard housing the hot water cylinder and linen shelving and having ample space for coats.

### SITTING ROOM

5.69m x 4.19m (18' 8" x 13' 9") the focal point of the room is provided by an attractive feature marble fireplace with raised hearth and inset housing a living flame coal effect gas fire, coved cornice, four wall light points, double radiator and wide UPVC double glazed double doors open to:

### BEAUTIFUL SUN ROOM

4.50m x 4.50m (14' 9" x 14' 9") having a lightweight solid roof with twin Velux skylights and low energy downlighters and being UPVC double glazed on a brick base with far-reaching countryside views towards Cannock Chase and Castle Ring, attractive Karndean flooring, triple bi-fold door opening out to the garden sun terrace and twin radiators with thermostat control.

### DINING ROOM

3.97m x 3.12m (13' 0" x 10' 3") having UPVC double glazed double French doors opening out onto the garden sun terrace, coving, radiator and attractive internal leaded glazed window through to the reception hall. Door opens to:

### QUALITY FITTED BREAKFAST KITCHEN

having granite work tops and base storage cupboards and drawers, metro style tiled splashbacks, matching wall mounted storage cupboards including glazed cabinets and bottle racking, built-in Bosch double oven and grill with separate convection microwave oven and warming drawer, five ring Bosch gas hob with Bosch extractor hood, one and a half bowl stainless steel sink with swan neck mixer tap and flexible hose tap, space and plumbing for dishwasher, space for American style fridge/freezer, two seater breakfast bar, low energy downlighting, Karndean flooring, UPVC double glazed window overlooking the rear garden and door to:



### UTILITY ROOM

similarly fitted to the kitchen with granite work tops, base and wall mounted storage cupboards, metro style tiling, one and a half bowl sink unit with swan neck mixer tap with flexible tap hose, plumbing for washing machine, space for tumble dryer and freezer, Karndean flooring, radiator, UPVC double glazed window to side, door to rear garden and concealed Worcester gas central heating boiler installed December 2019 with a Hive control system.

### BEDROOM ONE

4.41m max x 3.45m (14' 6" max x 11' 4") having four full height and width double wardrobes, coving, radiator, leaded UPVC double glazed bow window to front and door to:

### EN SUITE SHOWER ROOM

being fully tiled and having a tiled shower cubicle with thermostatic shower fitment with hose and drencher shower, close coupled W.C., vanity unit with inset wash hand basin with mono bloc mixer tap and useful cupboard and drawer space beneath, chrome heated towel rail/radiator, mirrored vanity cabinet, leaded UPVC obscure double glazed window, electric shaver point, low energy downlighters and extractor fan.

### BEDROOM TWO

3.80m x 2.82m (12' 6" x 9' 3") having leaded UPVC double glazed bow window to front, further double glazed window to side, radiator and coving.



### BEDROOM THREE

3.92m x 2.41m (12' 10" x 7' 11") having leaded UPVC double glazed window to front, wall mounted fitted cupboards and shelving and space for a desk.

### MAIN BATHROOM

3.39m x 2.90m (11' 1" x 9' 6") very generously proportioned and having a tiled panelled bath with mixer tap and shower attachment, separate tiled shower cubicle with thermostatic shower fitment, downlighter and extractor fan, close coupled W.C., bidet, vanity unit housing the wash hand basin with mixer tap and useful cupboard and drawer space beneath, co-ordinated ceramic wall tiling, electric shaver point, radiator, downlighters, Karndean flooring and a UPVC obscure double glazed window to front.



### OUTSIDE

The property is set back off the road with a block paved sloping driveway descending to the generous parking area with space for multiple cars, walled herbaceous borders, fenced perimeter frontage and further side garden including rose bed and productive vegetable area. Gated access leads to both sides of the property taking you round to the rear garden. The rear garden enjoys a wonderful elevated position with flagstone sun terrace perfect for not only enjoying the south facing aspect, but also far-reaching views to Cannock Chase, Castle Ring and beyond. The garden is immaculately maintained and set principally to lawn with fenced and hedged perimeters, established borders with mature shrubbery, two garden sheds and a UPVC double glazed potting shed off the back of the garage. Off the rear hall of the bungalow is a sun canopy with wind monitor, and there are external power points, lighting, several cold water taps and a greenhouse.

### GARAGE

5.66m x 5.53m (18' 7" x 18' 2") approached via an electric remote control up and over entrance door and having light and power, useful eaves storage and personal access door to the rear garden.

### COUNCIL TAX

Band G.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
England, Scotland & Wales			

### 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



KYRIMAR LODGE, LOWER WAY, UPPER LONGDON WS15 1QG

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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