



1 Slang Lane, Rugeley, Staffordshire, WS15 4RZ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£440,000

Well presented detached home situated in this lovely semi rural location, enjoying open views to the front elevation. The property benefitted from a two storey extension in 1980 and now has accommodation including entrance porch, reception hall, sitting room, living room, dining area, kitchen, lobby and guest cloakroom. To the first floor three bedrooms, master with en-suite shower room, plus the main bathroom. Externally the property is situated on a corner plot with garden to front side and rear, the plot also including off road parking and a single garage.



ENTRANCE PORCH

Accessed via a double glazed entrance door. Tiled floor.

ENTRANCE HALL

With stairs rising to the first floor. Understairs storage cupboard.

SITTING ROOM

17' 10" x 10' 10" (5.44m x 3.30m) With bay to the side, double glazed window at two elevations, central heating radiator, electric fire inset within the chimney breast.

LIVING ROOM

10' 0" x 9' 2" (3.05m x 2.79m) With double glazed French doors opening to the patio. Central heating radiator.

DINING AREA

14' 6" x 9' 5" (4.42m x 2.87m) With double glazed window. Central heating radiator.

KITCHEN

9' 10" x 8' 2" (3.00m x 2.49m) Comprising a range of units at eye and base level providing work surface, storage and appliance space. One on a quarter bowl sink unit with mixer tap over, four ring hob, electric oven, extractor fan, integrated dishwasher, fridge and freezer. Double glazed window, part tiled walls, tiled floor.

BOILER ROOM

5' 11" x 5' 0" (1.80m x 1.52m) With modern wall mounted Baxi central heating boiler, Opaque double glazed window.

SIDE LOBBY

With opaque double glazed door leading to the exterior.

GUEST CLOAKROOM

With a suite of wash hand basin and W.C. Opaque double glazed window.

LANDING

With double glazed window and central heating radiator.



MASTER BEDROOM

20' 6" x 11' 2" (6.25m x 3.40m) With double glazed window at two elevations. Central heating radiator. En-suite shower room leading off.

EN-SUITE SHOWER ROOM

Comprising a suite in white of wash hand basin and W.C. Walk in shower cubicle. Opaque double glazed window, Chrome style heated towel rail.

BEDROOM TWO

11' 8" x 11' 0" (3.56m x 3.35m) With double glazed windows overlooking delightful open countryside. Central heating radiator.

BEDROOM THREE

16' 9" x 5' 11" (5.11m x 1.80m) With double glazed windows. central heating radiator.

BATHROOM

Comprising a modern suite of spa bath with shower attachment off the mixer tap, wash hand basin and W.C. Opaque double glazed window, Chrome style heated towel rail, part tiled walls, airing cupboard.



OUTSIDE

The property is situated on a corner plot with lawn to the front and side elevations. Beyond this there is an area of patio to the rear and access out to the block paved driveway which provides access through to the garage. The main area of garden is enclosed by a hedge border which provides a good degree of privacy.

GARAGE

21' 8" x 8' 7" (6.60m x 2.62m) With electric roller door, light and power supplies.

COUNCIL TAX BAND D Cannock Chase District Council

EPC TBC

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property these details must be verified by your solicitor.



VIEWING

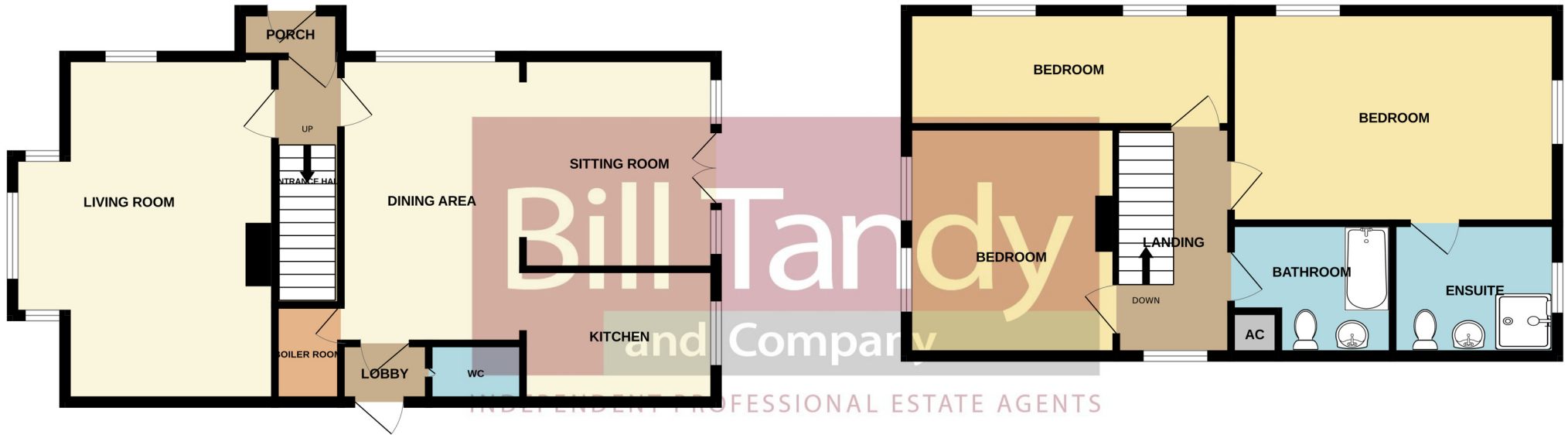
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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

1ST FLOOR



1 SLANG LANE CANNOCK WOOD

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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