



2 Fallow Park, Rugeley Road, Hednesford, Cannock,
Staffordshire, WS12 0AB

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

2 Fallow Park, Rugeley Road, Hednesford, Cannock, Staffordshire, WS12 0AB

£625,000

A truly unique individual architect designed five bedroom detached home situated on an exclusive gated community nestling alongside the Cannock Chase Area of Outstanding Natural Beauty. Fallow Park is ideally located for nature walks, cycling including the famous Monkey and Dog cycle tracks, road and trail running all taking in the many activities Cannock Chase has to offer. Located close to Hednesford town and just some 4 miles from Rugeley and 11 miles from Lichfield, the property will provide a perfect rural retreat from the stresses of busy modern lives. Providing an opportunity to live in harmony with nature the gated development is set amongst mature woodland and is ideal for families looking to experience luxury comfortable living with the opportunities presented for an active modern lifestyle. Ideal for commuters with cross city and Inter-city rail travel from Lichfield and Rugeley, and with the excellent road network surrounding the area, an early viewing would be strongly recommended.



RECEPTION HALL ENTRANCE

with a cloaks store cupboard and additional understairs store cupboard, connecting door to garage and leading through to:

FITTED GUESTS CLOAKROOM

fully tiled and with W.C suite, wash hand basin and double glazed window to front and chrome towel rail/radiator

STUNNING FAMILY DINING KITCHEN

17' x 13' 8" (5.18m x 4.17m) superbly equipped with a quality range of base and wall units set beneath extensive worktops and with discreet lighting, a central feature island housing the electric hob with designer extractor hood fitted over. The kitchen is fully equipped with the usual range of integrated appliances including ovens, fridge, freezer and dishwasher. Double doors open onto the rear garden.

SITTING AREA

11' 10" x 7' 11" (3.61m x 2.41m) adjacent to the kitchen and ideal family space either as an additional dining area or a chilling and sitting space.

UTILITY ROOM

8' 1" x 6' (2.46m x 1.83m) having further work surface space with base and wall units, inset single drainer sink, plumbing and space for washing machine and tumble dryer, tiled flooring and door to garden.

FIRST FLOOR LANDING

giving access to:

STUNNING THROUGH LOUNGE

26' 6" x 17' (8.08m x 5.18m) with an impressive double doored entrance and with double French doors at each end of the room opening onto balconies providing a wonderful dual aspect. The room has a stylish central fireplace with an inset media facility and a clever electric fire fitment with a natural glow.

BEDROOM FOUR

11' 10" x 8' 5" (3.61m x 2.57m) having two windows to front.

BEDROOM FIVE/STUDY

11' 10" x 10' 9" (3.61m x 3.28m) having window to rear.



GUESTS W.C.

fully tiled and has a W.C suite and wash hand basin along with chrome radiator and towel rail.

SECOND FLOOR LANDING

having linen store cupboard and doors leading off to:

MASTER BEDROOM

14' 2" x 10' 8" (4.32m x 3.25m) with sliding mirrored door wardrobes, window to front and opening through to:

DRESSING AREA

8' 5" x 7' 9" (2.57m x 2.36m) having fitted mirrored wardrobes, window to front and door to:

LUXURY EN SUITE SHOWER ROOM

8' 5" x 7' (2.57m x 2.13m) fully tiled and having double shower cubicle with hose and drencher shower, wash hand basin and W.C. and chrome radiator/towel rail.

BEDROOM TWO

14' 8" x 12' 6" (4.47m x 3.81m) having fitted wardrobes and window to rear and side.

BEDROOM THREE

11' 10" x 8' 2" (3.61m x 2.49m) having fitted wardrobe and window to rear.

FAMILY BATHROOM

7' 9" x 7' (2.36m x 2.13m) having a panelled bath with shower fitment and glazed screen, contemporary wash hand



basin, W.C., coordinated ceramic wall and floor tiling, chrome heated towel rail/radiator.

DOUBLE GARAGE

16' 3" x 16' 4" (4.95m x 4.98m) having electric up and over entrance door and door to garden and hallway.

OUTSIDE

The property is set back off the road with block paved driveway and lawned foregarden with pathway approach to the front door and gated access leading round to the rear garden. To the rear of the property is a good sized garden backing onto the woodland of Cannock Chase with a sloping lawn and mature trees.

AGENTS NOTES

Mains drainage - South Staffs Water.

Sewerage - septic tank

Electric and Gas supplier British Gas

Broadband Sky

For broadband and mobile phone speeds and coverage, please refer to the website below:

<https://checker.ofcom.org.uk/>

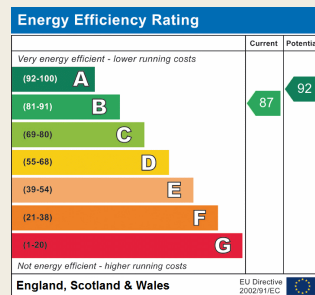
Please note there is a management fee of £600 PA to cover communal areas, entrance gates and septic tank.



Please note the trees are covered by a protection order.

COUNCIL TAX

Band F.



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

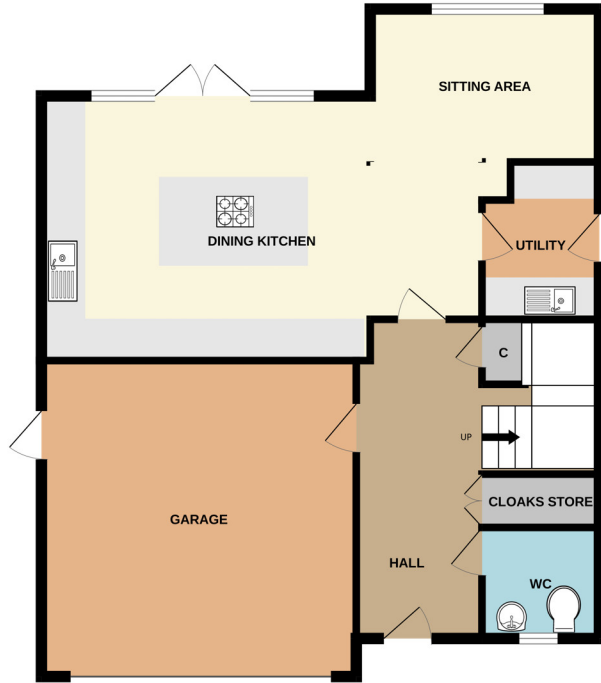
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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

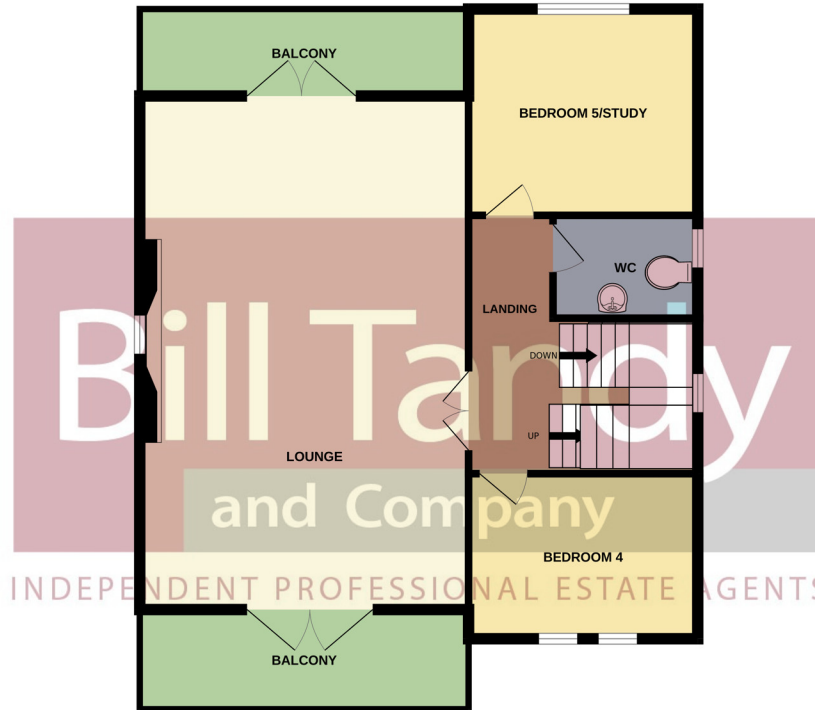


view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
828 sq.ft. (76.9 sq.m.) approx.



2ND FLOOR
836 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 2558 sq.ft. (237.6 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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