

129 Rugeley Road, Hazel Slade, Cannock, Staffordshire,  
WS12 0PG

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



# 129 Rugeley Road, Hazel Slade, Cannock, Staffordshire, WS12 0PG

## £850,000

Simply stunning! The best description one can have for this truly magnificent family home which offers particularly stylish accommodation, all nestling alongside the glorious Cannock Chase AONB. With direct access onto the Chase, this superb property, which was built some 20 years ago, has been stunningly improved throughout and now includes not only a very generous accommodation layout, but also a rather wonderful lower ground floor home cinema and bar. Truly a house designed for fun and entertaining, but not forgetting its generous family credentials, the versatile and flexible accommodation would suit any family needs. To describe this house in such a short paragraph is virtually impossible, and we would strongly encourage a viewing to truly appreciate all that this glorious property has to offer.



### ENTRANCE APPROACH

approached via a block paved stepped pathway approach to the front door and having downlighters, security lighting, external power point and UPVC double glazed door and side screen opening to:

### GORGEOUS RECEPTION HALL

having Karndean flooring with feature compass rose, coved cornice, ceiling rose and traditional radiator.

### FITTED GUESTS CLOAKROOM

having close coupled W.C., pedestal wash hand basin, partial ceramic co-ordinated wall tiling, radiator, obscure double glazed window, extractor fan and downlighters.

### FAMILY LOUNGE

5.60m x 4.40m (18' 4" x 14' 5") having double doors from the hall, dual UPVC leaded double glazed windows to front, central marble fireplace with inset living flame pebble effect gas fire, coved cornice and double radiator.

### FABULOUS FAMILY DINING BREAKFAST KITCHEN

7.34m x 4.20m (24' 1" x 13' 9") beautifully fitted with granite work tops with base storage cupboards and drawers, enamel sink unit, matching wall mounted storage cupboards including glazed display cabinets, central quartz topped island unit with cupboard and drawer space with breakfast bar overhang, space for American style fridge/freezer flanked by pull-out larder units, LED kickboard lighting, integrated dishwasher, pull-out corner base unit, downlighters and feature flooring. The kitchen extends to a breakfast area with radiator, downlighters, fitted bench seat and wide archway to the conservatory. There is underfloor heating throughout, dual leaded double glazed windows to rear and space for range type cooker with extractor hood.

### UPVC DOUBLE GLAZED CONSERVATORY

4.60m x 4.20m (15' 1" x 13' 9") having a continuation of the feature flooring, radiator, double doors to garden, light and power.

### UTILITY ROOM

having work surface space, base and wall mounted storage cupboards and drawers, plumbing for washing machine and space for tumble dryer, one and a half bowl stainless steel sink unit, metro style tiled splashbacks, radiator, leaded double glazed window and door to garden and broom cupboard.

### MASTER BEDROOM

5.57471m x 0m (18' 3" x 0' 0") a beautiful room with double leaded double glazed windows to front with views over neighbouring paddocks, twin radiators, coved cornice, two ceiling light points with ceiling roses and door to:



### LUXURY EN SUITE BATHROOM

having free-standing contemporary style bath with mixer tap and shower attachment, large shower cubicle with multi-point shower including hose and flood shower, vanity unit with twin circular wash hand basins with free-standing mixer taps, close coupled W.C., bidet, ceramic floor and wall tiling, obscure double glazed windows to side, downlighters, extractor, discreet LED feature lighting, underfloor heating, chrome heated towel rail/radiator.

### BEDROOM TWO

3.14m x 3.00m (10' 4" x 9' 10") having leaded double glazed window to rear, radiator, coved cornice and door to:

### SECOND EN SUITE SHOWER ROOM

fully tiled and having a corner Quadrant shower cubicle with thermostatic shower fitment, close coupled W.C., vanity unit with wash hand basin with mixer tap, chrome heated towel rail/radiator, downlighters and extractor fan.

### BEDROOM THREE

2.68m x 4.20m (8' 10" x 13' 9") currently equipped as a very stylish dressing room with a range of clothes storage facilities including shoe storage, hanging rails, shelving and drawers, radiator and double glazed window to rear.

### FIRST FLOOR LANDING

having airing cupboard housing the pressurised hot water cylinder and boiler cupboard housing the Worcester gas central heating boiler.



### SITTING ROOM

4.12m x 3.97m (13' 6" x 13' 0") easily adapted to make a self contained bedroom however this works very well as a first floor teenage suite with Velux skylight, radiator and door to:

### BEDROOM FOUR

5.43m x 4.00m (17' 10" x 13' 1") having Velux skylight, obscure double glazed window, downlighters and radiator.

### EN SUITE SHOWER ROOM

having a large tiled and glazed shower cubicle with shower fitment with hose and flood shower, vanity unit with wash hand basin and W.C., co-ordinated ceramic wall tiling, LVT flooring, heated towel rail/radiator, downlighters, extractor fan and Velux skylight.

### LOWER GROUND FLOOR

Stairs descend to the lower ground floor with useful storage cupboard and door to:

### FEATURE ENTERTAINING BAR

4.37m x 3.65m (14' 4" x 12' 0") superbly fitted out with Karndean flooring and the bar has a brushed steel surface with stainless steel sink, drinks fridge and shelving. From the bar double pocket sliding doors open to:

### STUNNING CINEMA

5.60m x 4.15m (18' 4" x 13' 7") fully equipped as a home cinema room with comfortable seven seater cinema style tiered seating, projector and screen, attractive mood lighting, integral sound system and two radiators.



### OUTSIDE

The property is set back off the Rugeley Road with a wrought-iron electric gated entrance opening to the generous block paved driveway providing extensive parking, and steps rise to the entrance flanked by lawns and side gate leading to the rear. To the rear is a very generously proportioned garden which tiers upwards. To the immediate rear of the property is a very large block paved patio and entertaining area with raised walling and wrought-iron gates to steps which rise to the middle tier where there is a raised decked seating area and pergola, with further wrought-iron gates and steps leading to the upper tier where access can be gained onto Cannock Chase via the property's private gate onto the Chase.

### GARAGE

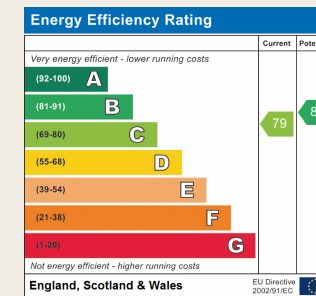
4.97m x 2.94m (16' 4" x 9' 8") equipped as a gymnasium however has the retained the electric up and over entrance door and has door to:

### GARAGE STORE

3.61m x 2.53m (11' 10" x 8' 4") again with electric up and over entrance door, light and power. A very useful store room.

### COUNCIL TAX

Band F.



### TENURE

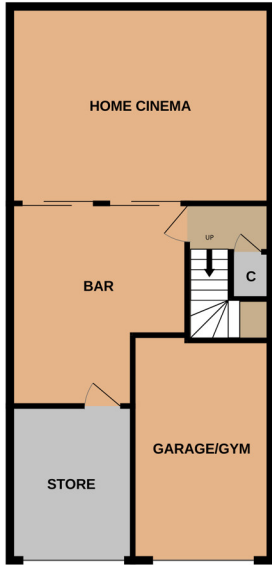
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### VIEWING

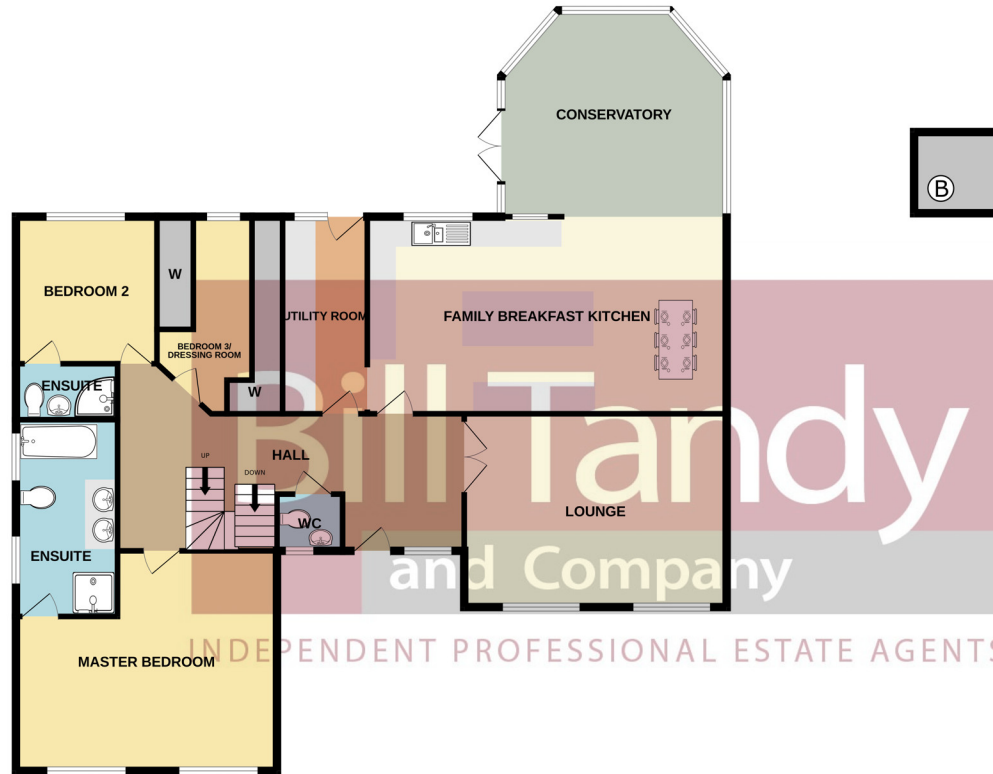
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

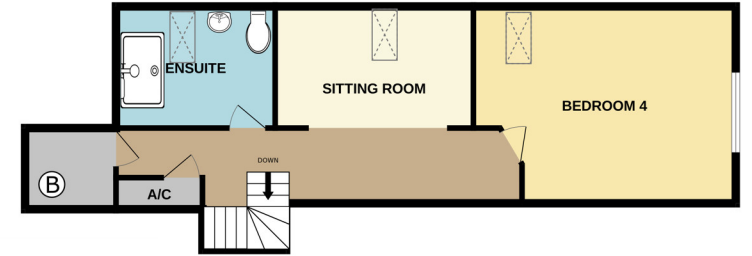
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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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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