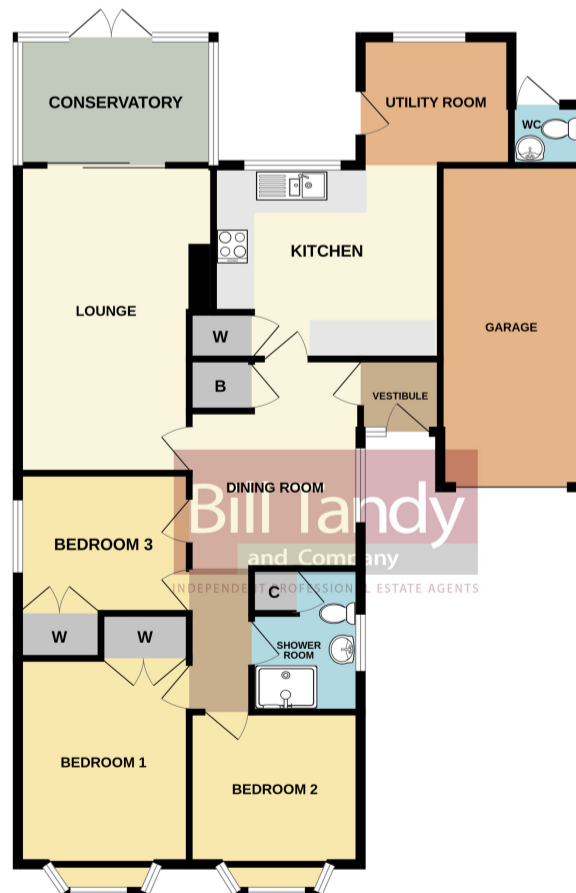




GROUND FLOOR



10 BEECH WALK, LONGDON WS15 4PH

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.  
Made with Metreplan ©2024

## 10 Beech Walk, Longdon, Rugeley, Staffordshire, WS15 4PH

### £450,000 Freehold

Available with immediate vacant possession this beautifully presented bungalow enjoys a delightful location at the end of the cul de sac within the peaceful village of Longdon. With glorious countryside views across neighbouring paddocks, the property has a charming setting perfect to enjoy peaceful summer evenings. The village boasts a lovely atmosphere with a popular local pub, church and primary school, and is perfect for accessing Cannock Chase, Lichfield cathedral city and Rugeley. This ideally located bungalow has generously planned accommodation with three good bedrooms, a superb sized kitchen and utility and pleasant lounge with conservatory. To fully appreciate the extent and accommodation on offer, an early viewing would be strongly recommended.



#### ENTRANCE VESTIBULE

approached via a UPVC double glazed entrance door and having an inner obscure glazed entrance door with wall light opening to:

#### DINING HALL

3.70m x 3.04m (12' 2" x 10' 0") having UPVC double glazed window to side, double radiator, coving to ceiling, cupboard housing the combination gas central heating boiler with timer and door to:

#### LOUNGE

5.48m x 3.05m (3.46m max) (18' 0" x 10' 0" - 11'4" max) having brick fireplace with coal effect living flame gas fire standing on a quarry tiled hearth, coving, two double radiators, wall light points and double glazed sliding patio doors to:

#### CONSERVATORY

3.21m x 2.32m (10' 6" x 7' 7") being UPVC double glazed on a brick base with double doors out to the rear garden, tiled flooring, wall lights and pleasant countryside views.

#### BREAKFAST KITCHEN

4.02m x 3.49m (13' 2" x 11' 5") having ample pre-formed work surface space with base contemporary style doored cupboards and drawers, matching wall mounted storage cupboards, built-in Electrolux electric oven with four ring electric hob, integrated dishwasher with matching fascia, pull-out bottle rack, one and a half bowl sink unit, carousel corner units, useful pan drawers, under-cupboard lighting, low energy downlighting, glazed display cabinet, double radiator, wall mounted T.V. media point, UPVC double glazed window to rear and archway through to:



#### UTILITY AREA

2.50m x 2.00m (8' 2" x 6' 7") having further work surface space with matching base storage cupboards and drawers, space and plumbing for washing machine, space for fridge/freezer, UPVC double glazed window to rear and double glazed door to garden patio.

#### BEDROOM ONE

3.64m x 3.04m (11' 11" x 10' 0") having UPVC double glazed bow window to front, radiator, fitted wardrobes and built-in double doored walk-in wardrobe.

#### BEDROOM TWO

3.00m x 2.70m (9' 10" x 8' 10") having UPVC double glazed bow window to front, radiator and coving.

#### BEDROOM THREE

3.04m x 2.46m (10' 0" x 8' 1") having built-in cupboard, radiator, UPVC double glazed window and coving.

#### SHOWER ROOM

having a large walk-in shower cubicle with Mira electric shower fitment, vanity unit with wash hand basin, W.C. with concealed cistern, comprehensive wall tiling, chrome heated towel rail/radiator, mirrored vanity cabinet with lighting and low energy downlighters.



#### OUTSIDE

The property is set at the end of the cul de sac, well back off the road, with a block paved driveway providing parking for several cars and a neat lawned foregarden with wide double gated access to the side of the property with the potential for additional storage, side greenhouse and leading through to the rear garden having a patio seating area, neat lawn, mature flower and herbaceous side borders, established trees, garden shed, lovely aspect to the rear with gated access to a brook side walk.

#### GARAGE

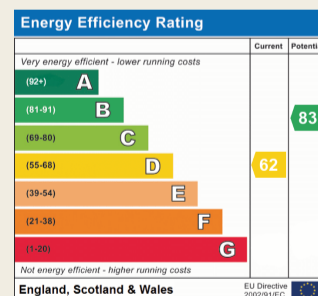
5.80m x 2.53m (19' 0" x 8' 4") approached via an electric roller shutter entrance door and having light and power.

#### COUNCIL TAX

Band D.

#### FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. Telephone 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](mailto: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.