

A photograph of a house with a driveway and a large tree, with the word 'DRAFT' overlaid in large red letters. The house is a single-story brick building with a dark roof and a yellow door. A large, mature tree stands to the left of the house. The driveway is paved and leads to a yellow garage door. The word 'DRAFT' is written in large, bold, red capital letters across the center of the image.

DRAFT

39 Upper Way, Upper Longdon, Rugeley, Staffordshire,
WS15 1QB

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

39 Upper Way, Upper Longdon, Rugeley, Staffordshire, WS15 1QB

£520,000

Having undergone a significant programme of extension and improvement over recent years, this very well presented detached bungalow enjoys a lovely setting in the highly regarded village of Upper Longdon. Just minutes walk onto Cannock Chase and just some six miles from Lichfield cathedral city centre, this superbly presented bungalow represents a truly rare opportunity. With the benefit of Mediterranean style tiled flooring with under floor heating throughout, this very stylish property has been finished to the highest of standards with a quality range of fixtures and fittings throughout. There are two generous double bedrooms with both a shower wet room en suite and an additional shower wet room, again with quality sanitaryware. The centrepiece of the property is undoubtedly the marvellous UPVC double glazed orangery which also benefits from under floor heating and a cast-iron multi fuel burner. The village of Upper Longdon nestled alongside the Cannock Chase Area of Outstanding Natural Beauty is perfectly positioned to access both Lichfield and Rugeley, with the excellent road and rail network providing onward journeys to many Midland commercial centres and beyond. To fully appreciate the quality of the accommodation an early viewing is strongly recommended.



RECEPTION HALL

approached via an obscure double glazed entrance door and having Mediterranean style floor tiling, cupboard housing the underfloor heating manifold, central heating thermostat and door to:

LIVING ROOM

6.60m x 3.60m (21' 8" x 11' 10") having tiled floor with underfloor heating, UPVC double glazed window to front, coving, wall light points, thermostat and double glazed double doors opening to:

MAGNIFICENT ORANGERY

6.31m x 3.65m (20' 8" x 12' 0") a superb addition to the property having a full width sky lantern with electrically operated sun blind and being UPVC double glazed on a brick base, double doors out to the rear garden, Mediterranean style tiled flooring with under floor heating and thermostat control cast-iron multi fuel burner and archway through to:

KITCHEN

3.41m x 2.84m (11' 2" x 9' 4") having a quality range of fittings with Corian work tops with moulded sink and drainer with mono bloc mixer tap, integrated Miele oven and grill, Miele microwave and four ring induction hob beneath a contemporary style extractor fan, integrated dishwasher with matching fascia, space for American style fridge/freezer, double doored pantry cabinet, pull-out larder unit and Mediterranean style tiled flooring with under floor heating.

BEDROOM ONE

5.69m max x 3.60m max (18' 8" max x 11' 10" max) having double glazed double French doors opening out to the rear garden, Mediterranean style tiled flooring with under floor heating and thermostat control, double doored cupboard and door to:



LUXURY EN SUITE WET ROOM

being fully tiled and having a shower area with thermostatic shower fitment, wash hand basin with mono bloc mixer tap and close coupled W.C., heated towel rail/radiator, extractor fan and obscure double glazed window.

BEDROOM TWO

4.20m x 2.52m (13' 9" x 8' 3") again with the Mediterranean style tiled flooring with under floor heating and thermostat control and double glazed window to front.

LUXURY SHOWER WET ROOM

being fully tiled with a shower area having a thermostatic shower fitment, close coupled W.C., wash hand basin with mono bloc mixer tap, electric shaver point, vanity mirror with wall lighting, UPVC double glazed window to rear, heated towel rail/radiator and extractor fan.



OUTSIDE

The property is set back off the road with an in-and-out driveway with central herbaceous border, mature trees and side gated entrance leading to the rear. To the rear of the property is an established south facing garden, landscaped with a generous patio seating area, lawn, mature trees and shrubs, fenced perimeter and garden summerhouse. PLEASE NOTE: There are several trees on the property subject to Preservation Orders.

UTILITY/BOILER ROOM

located at the rear of the garage and having double glazed door and window, butler style sink, useful shelving space and housing the Vaillant gas central heating boiler, pressurised hot water system, double glazed skylight, tiled flooring, space and plumbing for washing machine.

GARAGE

6.40m x 3.6m (21' 0" x 11' 10") approached via a double divisional entrance door and having light and power and door to rear garden.

COUNCIL TAX

Band E.



FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas 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.

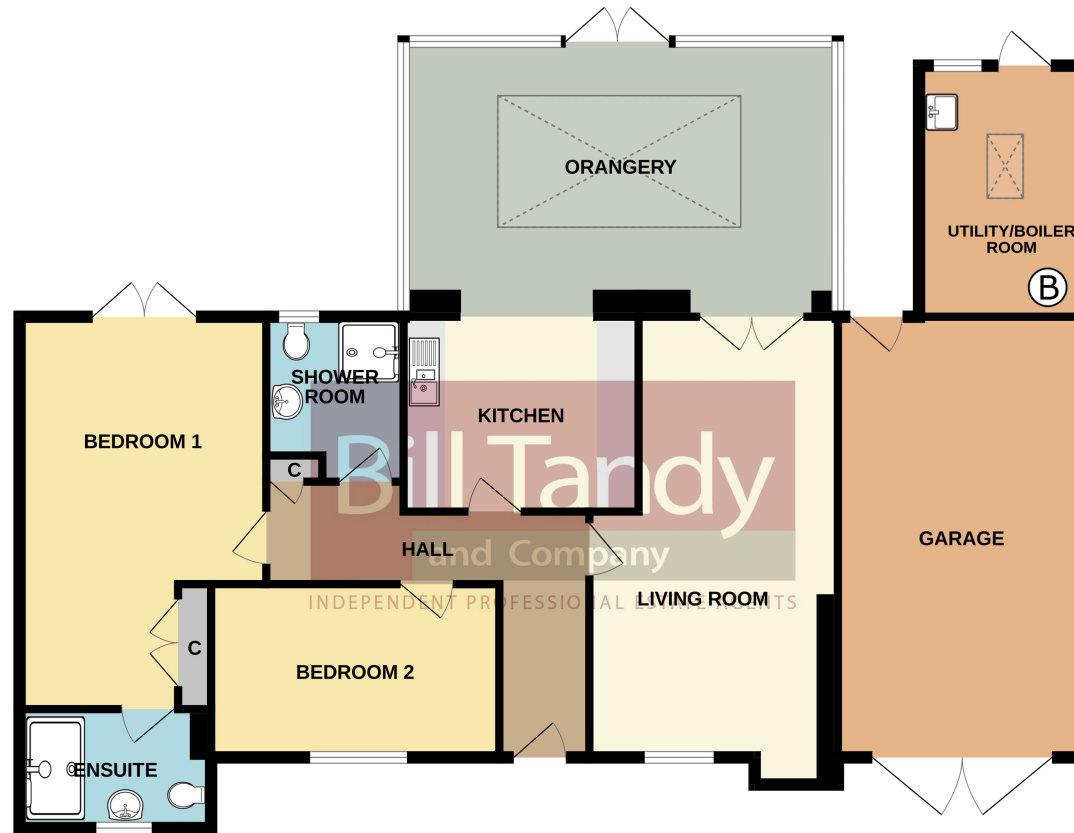
VIEWING

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

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



39 UPPER WAY, UPPER LONGDON WS15 1QC

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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