

Bill Tandy  
and Company

12 Church Way, Longdon, Rugeley, Staffordshire, WS15  
4PG

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 12 Church Way, Longdon, Rugeley, Staffordshire, WS15 4PG

# £399,950

Enjoying a lovely setting in the popular village of Longdon, this extended detached family home represents an excellent opportunity with tremendous scope and potential. Requiring general modernisation and refurbishment this detached property has an interesting five bedroom layout, with two of the bedrooms connecting, along with a bathroom and separate shower room. The aspect to the rear is particularly pleasant being quite open with a mature garden. The village of Longdon is very popular with families as it is home to a well regarded primary school, along with the popular church and Swan with Two Necks pub. Lichfield cathedral city and Rugeley are within easy driving distance, each offering a broad choice of facilities. The neighbouring A51 provides excellent road links, and cross city and Inter-city rail travel is available from Lichfield and Rugeley. Available with vacant possession and the benefit of no upward chain, an early viewing is strongly encouraged.



### VESTIBULE PORCH

approached via a UPVC obscure double glazed entrance door with side screen and having a glazed inner opening to:

### DINING HALL

3.94m x 2.73m (12' 11" x 8' 11") having UPVC double glazed window to front, radiator and glazed door to an INNER LOBBY with stairs leading off and useful deep under stairs store cupboard. Glazed door opens to:

### THROUGH LOUNGE

7.30m x 3.50m max (2.70m min) (23' 11" x 11' 6" max 8'10" min) having UPVC double glazed windows to front and rear, double glazed French door out to the rear garden, two radiators, central decorative fireplace, coving and three wall light points.

### KITCHEN

5.09m x 3.48m max (2.30m min) (16' 8" x 11' 5" max) having ample pre-formed work surface space with base storage cupboards and drawers, wall mounted storage cupboard, built-in electric double oven and grill with four ring electric hob and extractor fan, one and a half bowl sink unit with mono bloc mixer tap, space and plumbing for dishwasher, UPVC double glazed windows to front, rear and side, double glazed French door out to the rear garden, electric radiator and low energy downlighters.

### LAUNDRY AREA

having further work surface space, single drainer sink unit with cupboard and drawer space beneath, space and plumbing for washing machine and tumble dryer, radiator, wall mounted storage cupboards and two built-in storage cupboards.

### GUESTS W.C.

approached from a lobby leading from the breakfast area of the kitchen and having W.C. and wash hand basin. The lobby also gives access to the garage.



### FIRST FLOOR LANDING

the initial stairs lead to a split staircase with the left branch leading to three bedrooms and landing with loft access hatch, and the right branch leading to a further landing and two further bedrooms and a shower room.

### BEDROOM ONE

3.93m x 3.47m (12' 11" x 11' 5") having UPVC double glazed window to front, radiator and wardrobes.

### BEDROOM TWO

3.50m x 3.40m (11' 6" x 11' 2") having UPVC double glazed window to rear and radiator.

### BEDROOM FIVE

2.97m x 2.96m (9' 9" x 9' 9") having UPVC double glazed window to front, radiator and fitted cupboards.

### BATHROOM

having a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, linen store cupboard, radiator and obscure glazed window to rear.

### SEPARATE W.C.

having W.C. and obscure glazed window.

### RIGHT HAND LANDING

having further access to loft space and doors leading off to:



### BEDROOM THREE

3.52m x 3.32m (11' 7" x 10' 11") having dual aspect windows, electric heater and connecting door to:

### BEDROOM FOUR

3.90m x 3.03m (12' 10" x 9' 11") having radiator and UPVC double glazed window to front.

### SHOWER ROOM

having tiled shower cubicle with Triton shower fitment, close coupled W.C., pedestal wash hand basin with mixer tap, electric heated towel rail, radiator and obscure glazed window to rear.

### OUTSIDE

The property is set back off the road with driveway parking and foregarden, and side access leading to the rear garden. To the rear of the property is a pleasant garden, set to lawn with patio seating areas, mature shrubbery and a pleasant aspect.

### GARAGE

5.20m x 3.05m (17' 1" x 10' 0") having up and over entrance door, fluorescent light and power points, door to outside and wall mounted Glow-worm combination gas central heating boiler.

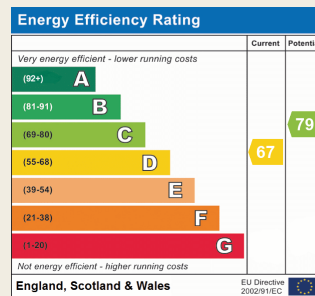


### COUNCIL TAX

Band F.

### FURTHER INFORMATION

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.



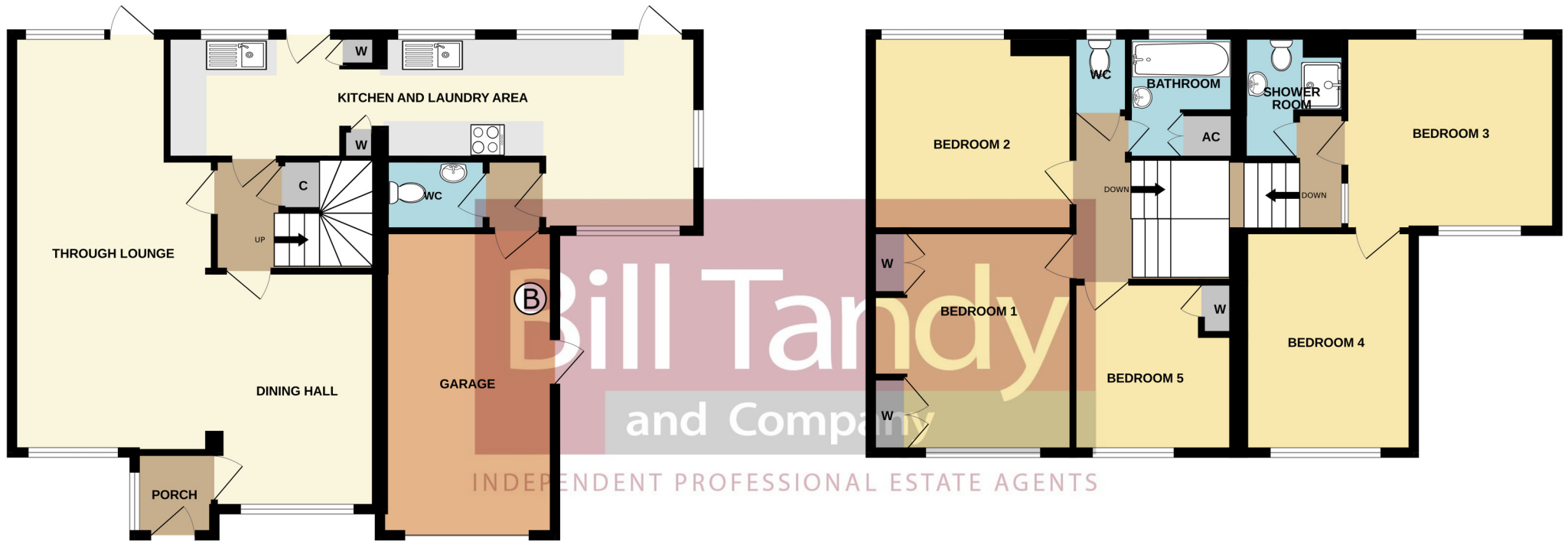
### VIEWING

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](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.

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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