

# Church Way

Longdon, Rugeley, WS15 4PG

John German



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£350,000

A well-presented Link-Detached family home located in the highly desirable village of Longdon offered to the market with no onward chain.



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This well-presented link-detached family home is situated in a delightful position within the desirable village of Longdon. A popular village with residents of all ages, being only a short distance from Cannock Chase which is an area of outstanding natural beauty - a great place for those keen walkers, cyclists, and explorers. The village is home to the highly regarded 'Swan With Two Necks' pub while 'The Red Lion' pub and restaurant is in the neighbouring village of Longdon Green. There are a range of shopping, convenience, and leisure facilities in the nearby market town of Rugeley and Cathedral City of Lichfield. Nearby road links include the A51, A38 and M6 toll road. Additionally, there are a choice of train Stations in both Rugeley and Lichfield, offering a range of services to destinations such as London Euston, Crewe, and Birmingham New Street. For local schooling, this property falls within the catchment of St. James' Church of England Primary Academy and for secondary school, the catchment is the Friary School in the nearby Cathedral City of Lichfield.

Internally the property comprises of UPVC entrance door opening into the welcoming hallway with laminate wooden effect flooring, there are double doors opening into the lounge/diner and a single door opening into the kitchen. The breakfast kitchen is fitted with a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, integrated oven with 5 burner gas hob and extractor above, along with space and plumbing for a washing machine, dishwasher and freestanding fridge/freezer. The impressive and spacious living room has a feature fireplace with marble hearth, laminate wooden style flooring, carpeted stairs rising to the first-floor landing, various wall light points, and a step leading down to the extended dining area with sliding patio doors leading out to the garden.

Having stairs from the lounge rising to the first-floor landing which has central heating radiator, ceiling light point, loft access, door to cupboard with slatted shelving, obscure glazed window to front and off which leads to the three well-proportioned double bedrooms, with bedroom three having a small door leading to a balcony area. The modern Family bathroom comprises of separate shower cubicle with mains shower, low level WC, bath, wash hand basin, two ceiling light points and two obscured UPVC double glazed windows to the side aspect.

Outside to the front of the property is an attractive lawned front garden with a block-paved driveway providing ample off-road parking and access into the single garage with up and over door, power, and lighting. To the rear of the property is a mature enclosed garden with a delightful patio seating area, lawned garden and a variety of plants, trees and shrubs.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA03032025

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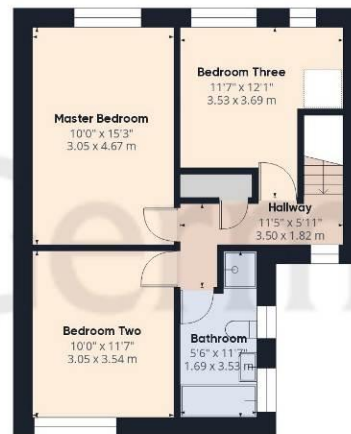








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1071.33 ft<sup>2</sup>

99.53 m<sup>2</sup>

**Reduced headroom**

15.07 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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