

Rugeley Road
Burntwood, WS7 9BE

John German



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£460,000

A deceptively spacious and individually designed detached family home spanning over 1640 square feet and appealing to a range of buyers from young families, professionals, and downsizers.

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Sitting proudly on Rugeley Road in Burntwood is this individually designed detached family home, offering over 1,640 square feet of versatile accommodation situated over two floors, offering both upstairs and downstairs sleeping options whilst also having a contemporary family bathroom to the ground floor and a modern shower room to the first floor.

This family home is within close proximity to The Greenwood House Medical Centre, there are a choice of nearby shops at Swan island including a Co-Operative store, pharmacy, hairdressers, Café, coffee shops, and several food outlets. The historic Cathedral City of Lichfield is less than four miles away and is home to a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants, bars and pubs. Nearby road links include the M6 toll Road, A5 and the A38. For commuters, there are a choice of train stations in the nearby market towns of Cannock and Rugeley and a further two in the city of Lichfield. For local schooling, this property lies within the catchment area for the well regarded Fulfen Primary School which was awarded outstanding in its latest Ofsted report and is located within a matter of a few minutes' walk away. For secondary school, the catchment is the popular Erasmus Darwin Academy.

Internally the property comprises of a secure composite entrance door opening into the spacious entrance hallway with wood veneer laminate flooring, carpeted stairs rising to the first floor landing with two useful understairs storage cupboards. There are feature lights to the ceiling including spotlights and LED lighting strips, and doors leading off to the ground floor accommodation.

The first of many versatile rooms on the ground floor is bedroom three, a large double bedroom with uPVC double glazed window to the front aspect, uPVC double glazed window to the side elevation, wood veneer laminate flooring and spotlights to the ceiling.

The modern fitted breakfast kitchen is fitted with a range of two-tone high gloss wall and base units with quartz worktops over with contrasting glass splashbacks, an inset one and half bowl sink with drainer and mixer tap over, and a range of integrated Bosch kitchen appliances including a double oven, induction hob with matching extractor over, dishwasher, microwave plus space for a freestanding American fridge/freezer. There are spotlights to the ceiling, slate flooring, chrome style heated towel rail, handy breakfast bar area, a door out to the side of the property and a door leading back into the hall way.

There is a separate utility room with space and plumbing for a washing machine, along with counter top workspace and a stainless steel sink with mixer tap over. This room has also previously been used as a home office and could also be utilised as a fifth bedroom if needed.

The dining room has wooden flooring, a ceiling light point and uPVC double glazed French doors leading out to the covered canopy garden seating area.

The contemporary ground floor family bathroom has floor to ceiling tiles, a large walk in shower with both rainfall and body attachments, elevated jacuzzi style bath, low level WC, a wall hung sink with vanity unit below, tiled splashback along with a mirrored bathroom storage cabinet. There is a recessed shelf with spotlighting, additional bathroom storage cabinet with chrome handles, tiled flooring, chrome heated towel rail and spotlights to the ceiling.

The extended living room is a large yet cosy family space with a wood burning stove set onto a slate hearth, wooden flooring, a ceiling light point and three windows overlooking the garden.

Upstairs there are three bedrooms and the modern family shower room. The spacious master bedroom has a range of fitted wardrobes providing ample storage space along with a fitted dressing table and further storage drawers. There is also a Samsung air conditioning unit offering both hot and cold functions, carpeted flooring, spotlights to the ceiling and an obscured uPVC double glazed window to the side aspect.

The second bedroom again can accommodate a double bed and has fitted wardrobes, carpeted flooring, two velux skylights and additional eaves storage. The third bedroom on the first floor is an ideal single bedroom or home office for those looking to work from home, with carpeted flooring, wall light point, uPVC double glazed window to the rear aspect and access into the eaves storage cupboard.

Completing the first floor is the modern family shower room with a large walk-in shower with both rainfall and body attachments along with a recessed shelf with spotlighting, a chrome style heated towel rail, low level WC, a wall hung sink with vanity unit below, spotlights to the ceiling and a velux skylight to the rear aspect.

Outside to the front of the property is a large block paved driveway providing off-road parking for up to six vehicles along with the added benefit of two EV Charging points. The home also benefits from having solar panels installed providing reduced energy costs along with a 5kw battery. There is a uPVC door providing secure access side access to the rear of the property which has a fully enclosed low maintenance garden having a decked seating area with recessed spotlights, a block paved patio accessed via double glazed French doors leading from the dining room covered by a Kappion canopy offering alfresco outdoor dining seating options, and a further covered canopy area.

Note: The vendor is related to an employee of John German.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Cable

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

Our Ref: JGA/28052025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.





John German

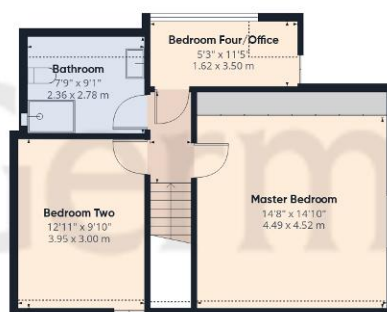








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1644 ft²

152.7 m²

Reduced headroom

48 ft²

4.5 m²

(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 are based on RICS IPMS 3C standard.

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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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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