

Rugeley Road
Burntwood, WS7 9BE

John German



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£425,000



Sitting proudly on Rugeley Road in Burntwood, this individually designed family home is a rare find. It's a property of deceptive space, offering over 1,640 square feet across two floors, and was originally built to be truly accessible. From the level entry and wide doorways to the two-floor layout with a ground floor wet room, this home is designed for both easy living and a growing family, blending generous space with unparalleled accessibility.

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A Home Designed for Life. Originally constructed in 1991 by a builder for a loved one, this unique property was thoughtfully planned to provide a truly accessible and independent living experience. Access was a major consideration from the outset, and the home features **wider doorways**, a **level entry** from the large front drive, and **level floors** throughout the ground floor. The property also originally had a **stairlift** installed, making the entire home accessible.

Internal Layout and Features:

Access to the property is via a secure composite entrance door, which opens into a spacious entrance hallway with wood veneer laminate flooring and feature lighting. Doors lead off to the ground floor accommodation, which can function as a complete living space.

The ground floor hosts a large double **Bedroom Three**, which has uPVC double glazed windows to the front and side, and wood veneer laminate flooring. The modern fitted breakfast kitchen is a highlight, with two-tone high-gloss wall and base units, quartz worktops, and integrated Bosch appliances including a double oven, induction hob, dishwasher, and microwave. A separate utility room provides space for a washing machine and can also be used as a home office or a fifth bedroom.

The dining room features wooden flooring and uPVC double glazed French doors leading out to a covered canopy garden seating area. The extended living room is a large yet cosy family space, complete with a wood-burning stove set onto a slate hearth, wooden flooring, and three windows overlooking the garden.

The **contemporary ground floor family bathroom** is a standout feature, with floor-to-ceiling tiles, a large walk-in wet room shower with both rainfall and body attachments, an elevated jacuzzi-style bath, a low-level WC, and a wall-hung sink with a vanity unit.

First Floor Accommodation:

The carpeted stairs (originally served by a stairlift) rise to the first-floor landing. The first floor includes three additional bedrooms and a modern family shower room. The spacious **Master Bedroom** has fitted wardrobes, a dressing table, and a Samsung air conditioning unit. **Bedroom Two** can accommodate a double bed and has fitted wardrobes and Velux skylights. **Bedroom Three** (on this floor) is an ideal single bedroom or home office. Completing the first floor is the modern family shower room with a large walk-in wet room shower, low-level WC, and a wall-hung sink.

Outside and Location:

To the front of the property is a large block-paved driveway offering off-road parking for up to six vehicles, along with two EV charging points. The property also benefits from solar panels with a 5kw battery. The fully enclosed rear garden is low-maintenance, with a decked seating area and two covered canopy areas for alfresco dining.

The home is conveniently located within close proximity to The Greenwood House Medical Centre and a variety of shops at Swan Island. The historic Cathedral City of Lichfield is less than four miles away. The property lies within the catchment area for the well-regarded Fulfen Primary School (Ofsted 'Outstanding') and Erasmus Darwin Academy. For commuters, there are excellent road links to the M6 Toll, A5, and A38, as well as a choice of nearby train stations.

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

Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

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/>

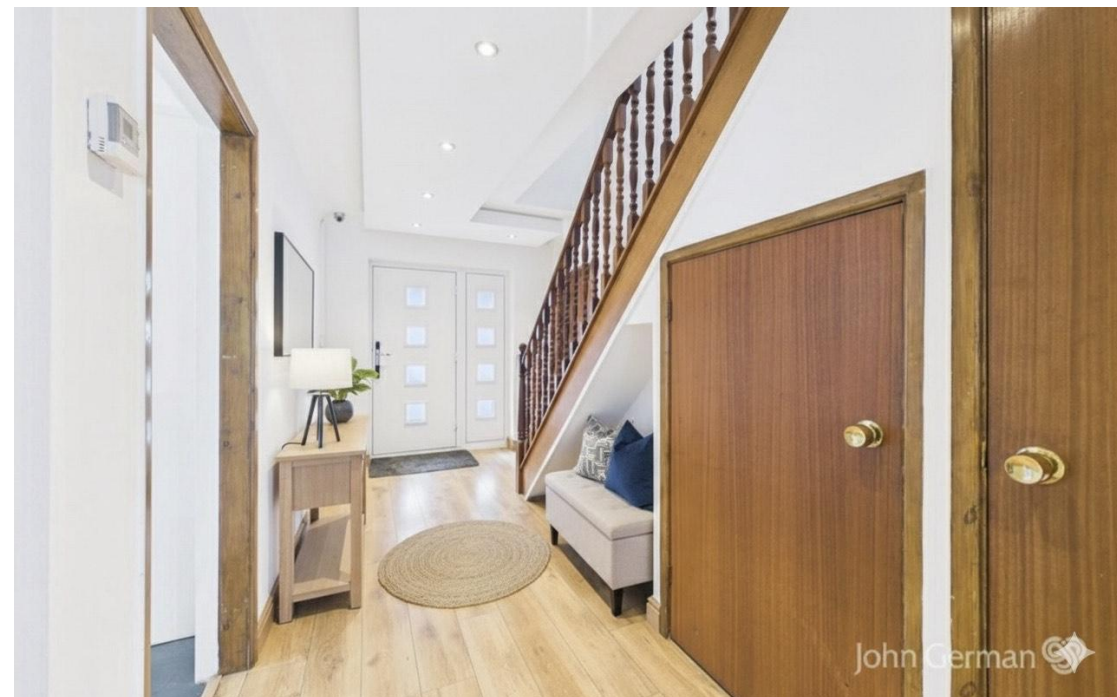
Local Authority/Tax Band: Lichfield District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28052025

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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.









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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

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Referral Fees

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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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