

Stockings Lane

Longdon, Rugeley, WS15 4LQ



A traditional semi-detached family home located within the popular village of Longdon.

£250,000



John German

An exciting opportunity to purchase a spacious three-bedroom semi-detached property within the lovely village of Longdon, in a quiet position with rural views to the side and rear. This property is located just off the A51 with close access to Lichfield, Rugeley and Cannock so is perfect for commuters working within the wider area. The nearby cathedral city of Lichfield hosts a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. For commuters, nearby road links include the A5, A38 and M6 toll road and Lichfield is home to two train stations including Lichfield City and Trent Valley Station, from which there are services to Bromsgrove, Birmingham, London Euston along with many more destinations.

Briefly, the property comprises entrance hall with stairs leading up to the first floor and doors leading off. The large open plan living room is a great space for the family to relax and provides the hub of the home, with laminate flooring, a window to the front aspect and glazed sliding doors leading out to the rear garden. From the living room there is a door leading through to a small sun room or playroom, which could also be utilised as a home working space. This has a sliding door leading out to the front and access through to the utility room which has a worktop, stainless-steel sink and appliance space, windows to the side and rear and a door leading out to the garden. A further door leads into the guest WC.

The modern kitchen at the rear is well-presented with cream shaker style wall and base units providing plenty of storage with work surfaces over and complementary tiled splashbacks. A sink unit is set beneath the rear facing window overlooking the garden. There is space for a range style cooker with extractor above and space for two further appliances.

On the first floor are three bedrooms, two of which are good-sized doubles, and the third is a well-proportioned single with a useful storage cupboard. Finally, the family bathroom comprises a bath with electric shower over and glazed screen, wash hand basin and low-level WC with vinyl flooring. Off the landing is an airing cupboard.

Outside, to the front is a lawned garden with a path leading to the entrance door. To the rear is a low maintenance garden with a variety of plants shrubs and trees. Gated access leads to the parking space for one vehicle.

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: Parking space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

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

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

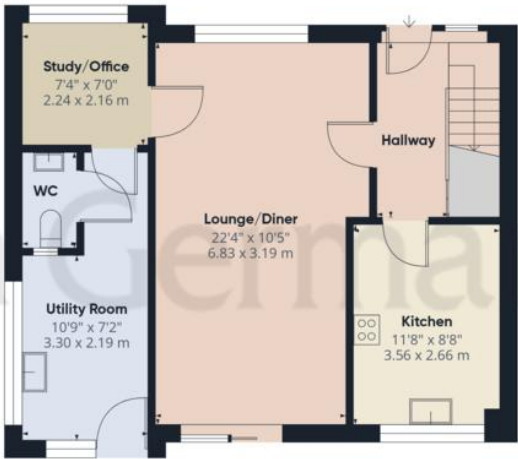
Local Authority/Tax Band: Lichfield District Council / Tax Band B

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

Our Ref: JGA/31072025

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Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
1006 ft²
93.6 m²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

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PROTECTED

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The Property
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APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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