



'Fernroyd', Buds Road, Rugeley, WS15 4NB

Offers in the Region Of £795,000

Offers in the Region Of £795,000



Welcome to Fernroyd, situated on the popular Buds Road in Cannock Wood lies this exceptional property occupying an enviable plot and finished to the highest of standards throughout.

An internal inspection reveals a welcoming entrance hall, spacious open plan family living room with bifolding doors, stunning modern kitchen diner with high end integral appliances, there is also a separate utility space. The ground floor also features an outstanding master suite complete with wardrobe space and en suite shower room, the principle bathroom is also on the ground floor and features freestanding bath and large walk in shower. Completing the ground floor is the second sitting room/bedroom four.

Stairs lead to the first floor where the property boasts two further double bedrooms and another shower room, it is worth noting the wonderful views from the first floor landing of nearby countryside.

Outside is a charming raised decking area creating the perfect entertaining space for friends and family, you also have a large privately enclosed garden with bags of potential and space for improvement.

To the fore is a driveway capable of parking multiple vehicles and a single garage accessible both internally and externally.

Amenities nearby include pleasant walks on Castle Ring, local shops and easily accessible transport links. If you want a semi rural lifestyle and no work needed, this is the one for you...







Property Specification

Entrance Hall

Living Room 6.42m (21'1") x 5.71m (18'9")

Kitchen/Breakfast Room 6.13m (20'1") x 3.73m (12'3")

Utility Room 3.06m (10') x 2.07m (6'9")

Bedroom 1 5.92m (19'5") x 4.23m (13'11")

Walk in Wardrobe 3.47m (11'5") x 1.33m (4'4")

En-suite 2.40m (7'10") x 1.33m (4'4")

Bedroom Four/Sitting Room 4.61m (15'1") x 3.96m (13')

Bathroom 3.10m (10'2") x 3.00m (9'10")

Garage 5.37m (17'7") x 3.06m (10')

Landing

Bedroom 2 4.10m (13'5") x 2.70m (8'10")

Bedroom 3 4.09m (13'5") x 2.83m (9'3") plus 3.00m (9'10") x 3.00m (9'10")

Walk in Wardrobe

Shower Room 2.36m (7'9") x 1.73m (5'8")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Services connected: Gas, Electric, Water, Drainage
Council tax band: E
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 197.8 sq. metres (2128.8 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

