



Not for marketing purposes INTERNAL USE ONLY

Church Way  
Longdon Rugeley



### Property Description

**\*\*A TRULY DELUXE DETACHED BUNGALOW IS NOW ON THE MARKET AND READY FOR VIEWINGS\*\***  
**\*\*SPACIOUS AND DETACHED WITH A PRIVATE GARDEN, DRIVEWAY AND GARAGE\*\***

**DISAPPOINTED\*\* \*\*THE GARDEN IS A MUST SEE, LOW MAINTENANCE AND PRIVATE\*\***

**\*\*CALL CONNELLS FOR FREE HOME VALUATIONS AND MORTGAGE ADVICE\*\***

Connells Estate Agents Lichfield are absolutely delighted to bring to the market this extra large Bungalow located within the Village of Longdon, we can boast large rooms, a garage, driveway and the garden is fully enclosed and offers real privacy.

Internally this home is well maintained and absolutely ready to move into with double glazing and gas central heating. We very briefly comprise of; hallway, sitting room, lounge, kitchen dining area with guest wc, bathroom and three further bedrooms. Externally we have landscaped gardens and a garage to side aspect with driveway.

Church Way is a wonderfully pleasant cul de sac in Longdon being really close to shops, schools, supermarkets, restaurants and a host of travel links. An absolute must visit, call CONNELLS ESTATE AGENTS today.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

**\*\*INCREDIBLY LOVELY BUNGALOW\*\***  
**\*\*VIEWERS WILL NOT BE**



**Entrance Hallway**

**No Chain**

**Entry Sitting Room**

12' 3" x 10' 5" ( 3.73m x 3.17m )

**Master Lounge**

9' 9" x 18' 4" ( 2.97m x 5.59m )

**Kitchen**

11' 5" max x 13' 6" max ( 3.48m max x 4.11m max )

**Guest Wc**

**Bedroom One**

11' 9" x 8' 3" ( 3.58m x 2.51m )

**Bedroom Two**

8' 8" x 9' 10" ( 2.64m x 3.00m )

**Bedroom Three**

10' 5" x 8' 2" ( 3.17m x 2.49m )

**Integral Garage**

**Driveway**

**Front Garden**

**Private Rear Garden**









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [lichfield@connells.co.uk](mailto:lichfield@connells.co.uk)**

11 & 13 Bore Street  
LICHFIELD WS13 6LZ

**EPC Rating: C**

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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