



Dolly Cottage, Dollymakers Hill, Rugeley. WS15 4LT

welcome to

Dolly Cottage, Dollymakers Hill, Rugeley

Guide Price of £450,000 FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS

www.barnardmarcusauctions.co.uk TUESDAY 9th September 2025 at 9:30am.



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

Entrance Hall:

Having quarry tiled floor; opening into:

Living Room:

12' 1" x 12' (3.68m x 3.66m)

Having feature stone fireplace housing solid fuel burner with side TV plinth; feature arch alcoves to each side of chimney breast; double glazed bow window to front elevation; door leading into kitchen; opening into:

Snug:

12' 1" x 8' (3.68m x 2.44m)

With stairs to the first floor accommodation; double glazed bay window to the front elevation.

Dining Room:

9' 4" x 8' 6" (2.84m x 2.59m)

With double glazed window to rear elevation; central heating radiator; opening into:

Kitchen:

12' 7" x 8' 6" (3.84m x 2.59m)

Comprising sink and drainer set in a base unit; further base, wall and drawer units; work surface; plumbing for washing machine; point for cooker; further appliance space; central heating radiator; double glazed window to the rear elevation with views over fields; door leading into:

Conservatory:

Glazed units on half height brick wall; tiled flooring; double glazed door leading out to the rear garden.

Stairs From Snug:

Leading to:

First Floor Landing:

With loft access with pull down ladder; doors off to:

Bedroom:

13' 5" x 12' 1" (4.09m x 3.68m)

With double glazed window overlooking fields to the front elevation; central heating radiator.

Bedroom:

12' 5" x 8' 5" (3.78m x 2.57m)

With double glazed window overlooking the fields to the rear elevation; central heating radiator.

Bedroom:

8' 10" x 8' (2.69m x 2.44m)

With double glazed window overlooking fields to the front elevation; central heating radiator.

Family Bathroom:

Having bath; wash hand basin; low level wc; complementary tiling; airing cupboard housing the hot water cylinder; central heating radiator; double glazed window to the rear elevation.

Loft Room:

Accessed via the loft access hatch and pulldown ladder from the landing leading to a boarded / carpeted loft area; insulated and boarded roof; two double glazed windows to each gable end; lighting and eaves storage area, part restricted head height.

Detached Garage:

Having up and over door.

Gardens:

The tarmac driveway provides parking for numerous vehicles and leads to the side and rear of the property and the garage. The side garden has various trees, mature shrub plantings and hedged boundary. Hardstanding area with shaped garden surround, a conifer tree line leads to further garden area beyond.

Agent Note:

Photographs may have been taken using a wide angle lens. Council Tax Band F.

BIDDER REGISTRATION: BY 2pm Monday 8th September 2025

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions

Conditions Of Sale:

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the

auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice:

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Guide And Reserve Prices:

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note:

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat) payable on the fall of the hammer.

Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.



view this property online bagshawsresidential.co.uk/Property/UTR109810



welcome to

Dolly Cottage, Dollymakers Hill, Rugeley

- FOR SALE BY AUCTION
- Cottage in approx. 0.67 of an acre plot (not verified)
- Requiring some modernisation/upgrading
- Lounge. Reception/Snug. Kitchen. Conservatory
- Three Bedrooms. Family Bathroom

Tenure: Freehold EPC Rating: E

Council Tax Band: F

guide price

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109810



Property Ref:
UTR109810 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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