



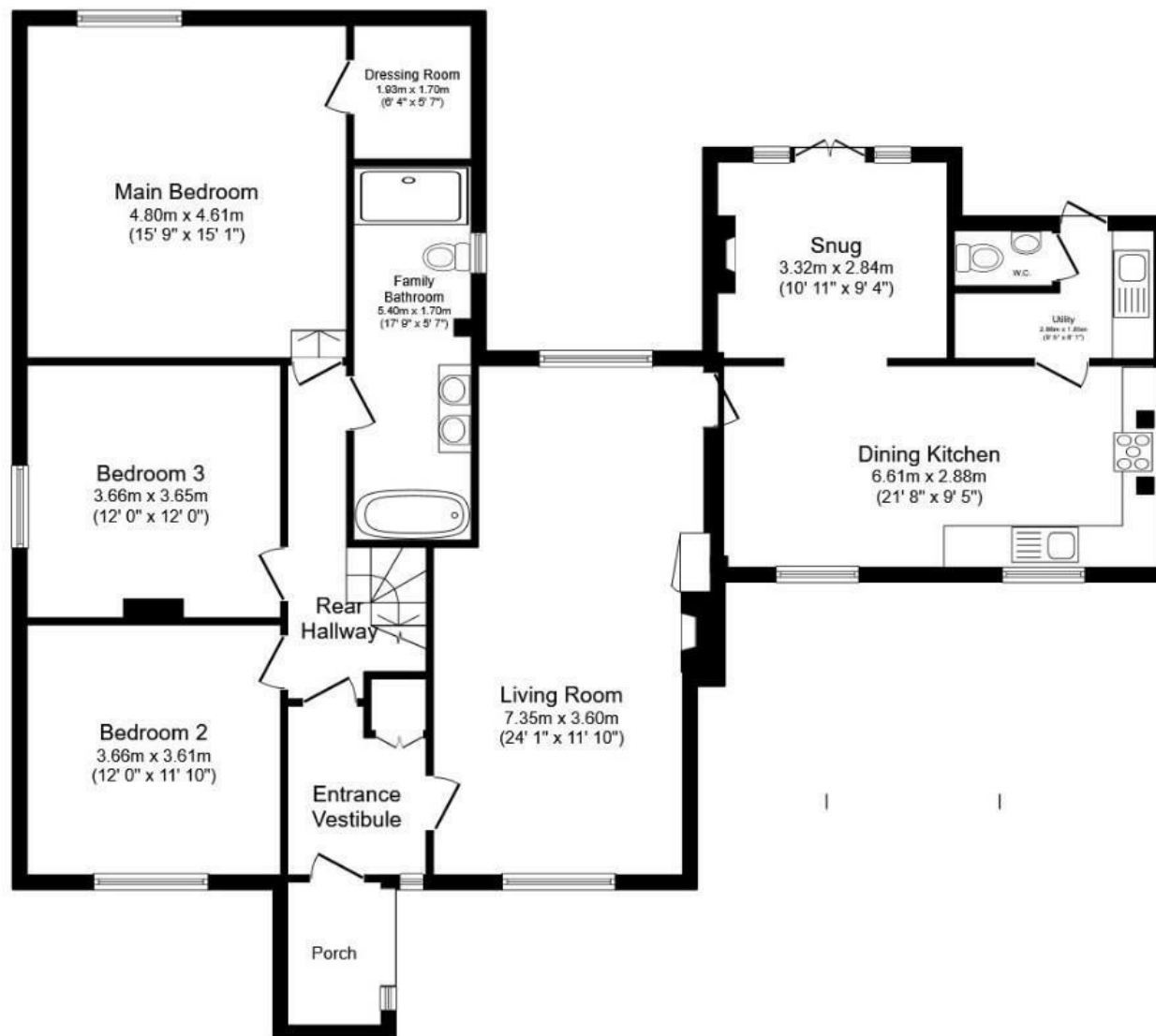
22 Upper Way, Upper Longdon, Rugeley, WS15 1QA  
£700,000

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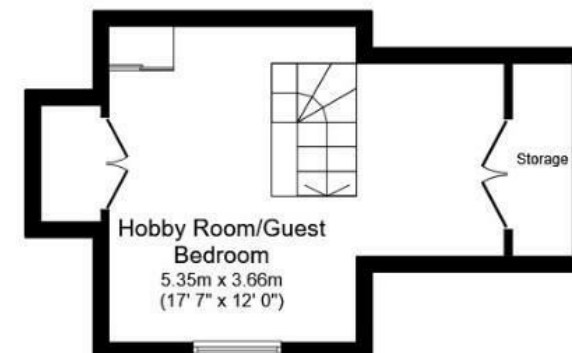
a rare opportunity to acquire a fabulous property with far reaching views which is in close proximity of Lichfield, Rugeley and local transport links, as well as being just a stones throw from Cannock Chase forest AONB. Thoughtfully extended and presented with traditional features make this home cosy, inviting and great for families whilst also boasting a generous plot making it possible to further extend (STPP). Benefitting from gas central heating and UPVC double-glazing. The accommodation which must be viewed to appreciate briefly comprises of; Entrance Vestibule, Living Room with Fuel Burner, Dining Kitchen, Snug, Utility Room and Guest WC. Three Double Bedrooms, Family Bathroom and a First Floor Hobby Room/Guest Bedroom. Garden and Driveway to the front and Garden to the rear. EPC rating - C

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## Ground Floor

Floor area 139.9 sq.m. (1,506 sq.ft.)



## First Floor

Floor area 23.4 sq.m. (252 sq.ft.)

**Total floor area: 163.3 sq.m. (1,758 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

Entrance Vestibule

accessed via a wooden front entrance door and having a ceiling light point, coving, useful storage cupboard, radiator and wood flooring, step into the rear hallway and a door into the

Living Room

having a beautiful exposed brick fireplace, multi-fuel burning stove on a tiled hearth with a cast iron surround and high level mantle. Ceiling light point, coving, picture rail, fitted storage, two radiators, wood flooring and UPVC double-glazed windows to the front and rear aspects. Door into the

Dining Kitchen

having a range of wall and base units with wooden counter tops, co-ordinating upstands and a Belfast sink. Inset Range cooker with a tiled splash back, oak beam and extractor hood above. Inset ceiling spotlights, two wall light points, radiator, quarry tiled floor and two UPVC double-glazed windows overlooking the front aspect. Open access into the

Snug

having a feature fireplace. Two wall light points, radiator, quarry tiled floor and UPVC double-glazed French doors onto the rear garden courtyard

Utility Room

having wall and base units with an inset stainless steel sink. Space with plumbing for a washing machine and a further appliance for a free-standing fridge-freezer. Inset ceiling spotlights, radiator, quarry tiled flooring and a UPVC double-glazed door into the rear garden

Guest WC

having a hand wash basin and a close-coupled WC. Ceiling light point, part panelling to the walls, radiator and quarry tiled floor

Rear Hallway

providing access to the bedrooms and having a ceiling light point, coving, stairs leading to the first floor dormer with useful fitted storage underneath and a radiator

Master Bedroom

a generous room having a ceiling light point, coving, decorative picture rail, part panelling to the wall, two radiators and a UPVC double-glazed window overlooking the rear aspect. Door into the walk-in closet which has inset ceiling spotlights, radiator, shelving and rails for storage

Bedroom Two

having a ceiling light point, coving, decorative picture rail, radiator, laminate wood-effect flooring and a UPVC double-glazed window overlooking the front aspect

Bedroom Three

having a ceiling light point, coving, decorative picture rail, radiator, laminate wood-effect flooring and a UPVC double-glazed window to the side aspect

Family Bathroom

having a four-piece suite comprising of a free-standing bath with a mixer and shower tap fitment, double walk-in shower with an over head mains powered fitment and aqua panelling to the walls, vanity unit with storage and two ceramic hand wash basins and a low-level WC. Inset ceiling spotlights, three wall light fitments, half panelling to walls, radiator with towel rail, wood effect vinyl flooring and a UPVC double-glazed window to the rear aspect

First Floor Hobby Room/Guest Bedroom

accessed via a return flight staircase and having a ceiling light point, eaves storage, two radiators and a UPVC double-glazed window to the front aspect

Outside

the front of the property sits back from the road in an elevated position giving enviable, far reaching views. There is a block paved driveway providing off-road parking for several vehicles, lined with well established shrubs and trees providing privacy. There is a lawn, wrought iron gates giving access to the rear and a paved pathway leading to the front entrance door via a porch with log store

the fabulous rear garden boasting views over rolling countryside has many different aspects to it providing you with perfect spaces to entertain, dine and even grow your own vegetables. There is a large lawn, courtyard seating area with water feature, secret garden nooks, arbour seating, vegetable patch and chicken coop as well as plenty of storage options from a brick and timber workshop with light and power, shed and greenhouse. There is also useful outside water taps and a gate leading to the front of the property

AGENTS NOTE

Please be advised that this property has a Septic Tank

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 70      | 77        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. They are for information only and do not constitute any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to ensure they are in working order and condition. If a property is unoccupied at any time there may be reconnection charges for services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

England & WalesEU Directive 2002/91/EC





