

# Post Office Lane

Slitting Mill, Rugeley, WS15 2UP

John   
German






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£850,000



A superbly extended & well-appointed detached bungalow located within the highly sought after location of Slitting Mill.

This impressive, detached bungalow offers over 2,000 square feet of modern and spacious accommodation located in the highly sought after location of Slitting Mill, set against the backdrop of Cannock Chase, an Area of Outstanding Natural Beauty, this location is a haven for outdoor enthusiasts. The nearby woodlands invite you to explore picturesque walking trails, making it an ideal location for dog walkers and nature lovers. The property is located within easy access of Cannock Chase which is an area designated as a place of outstanding natural beauty, a perfect place to cycle, walk or explore.

Internally the property comprises of newly fitted composite entrance door opening into the welcoming hallway with wooden style flooring, and oak internal doors leading off to the ground floor accommodation. There are five bedrooms, four generous doubles and one smaller single bedroom ideal as a home office or study, there are three modern en-suite shower rooms and a family bathroom. There is a large & impressive extended living room with wooden style flooring, spotlights to the ceiling, feature gas log effect fireplace and doors leading out to the rear of the bungalow. The heart of the home is the impressive kitchen/diner complete with an extensive range of matching hi-gloss wall and base units, with a variety of integrated Miele kitchen appliances, Quooker tap with boiling, filtered and sparkling water, a roof lantern allowing natural light to enter the room, spotlights to the ceiling, a window to the rear aspect, and French doors opening out to the rear garden. Accessed from the kitchen is an inner hallway with feature curved wall, along with a separate utility room.

Outside to the front of the property is a generously sized block-paved driveway providing ample off-road parking and access into the double tandem garage, to the rear of the bungalow is a large fully enclosed garden laid mainly to lawn with various paved patio seating area, pond with Koi Carp, workshop, various raised beds and greenhouse. There are several outside taps and an electric socket at the bottom of the garden.

**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. The oak trees have Tree Preservation Orders.

**Property construction:** Standard

**Parking:** Driveway & Garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

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

**Broadband type:** TBC

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:** Cannock Chase District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA19082025

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Approximate total area<sup>m</sup>

2002 ft<sup>2</sup>  
186.2 m<sup>2</sup>

(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.

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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