

Chaseley Road

Etchinghill, Rugeley, WS15 2LH

John German



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Offers Over £700,000

An impressive detached bungalow nestled in a highly desirable location within close proximity of Cannock Chase.



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Set behind secure, private, electric gates is this impressive, detached bungalow offering 1800 square feet of generous accommodation with the most impressive gardens. The family home is located on the highly sought-after Chaseley Road, being close to Cannock Chase and within walking distance to local schools. Etchinghill is a desirable location within Rugeley that is conveniently place for the town amenities and only a short car journey to Wolseley Bridge and approximately a 20 minute car journey to the county town of Stafford. Other local highlights include the Shugborough Estate, Milford Common and canalside walks alongside the Trent & Mersey Canal. The nearby cathedral city of Lichfield offers a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of restaurants and pubs. For commuters, Lichfield Trent Valley rail station offers regular services to Bromsgrove and London Euston.

The unique three-bedroom detached bungalow has a versatile layout with a spacious split-level reception room having both generous seating and dining areas, a further reception room ideal as a second lounge or family room, and a delightful conservatory. There are three generously proportioned bedrooms with the smallest of three currently being used as a home office.

There is a welcoming central hallway which leads through to the lounge area and provides access to the three bedrooms, family bathroom and further sitting room. The family bathroom comprises of a corner bath, corner shower cubicle, chrome style heated towel rail, low level WC, wash hand basin, and spotlights to the ceiling.

Accessed from the garage is an inner hallway with doors off to the guest cloakroom, airing cupboard, kitchen and dining room. The kitchen has a range of matching wall and base units with contrasting worksurfaces over, some integrated appliances and space for various freestanding kitchen appliances.

Outside is where this property really amazes, with its impressive approach via a secure gated driveway with intercom, set well back from the road providing off road parking for numerous vehicles and access to the garage with an electric up and over door and useful storage room at the end of the garage. The rear garden is large with an impressive range of established trees and shrubs, immaculately kept lawns and various pathways featuring private and secluded seating areas.

The property benefits from double glazing, gas central heating, and a CCTV and alarm system.

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.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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 F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29012026







Approximate total area⁽¹⁾

1843 ft²

171.4 m²

(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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent

