

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/>

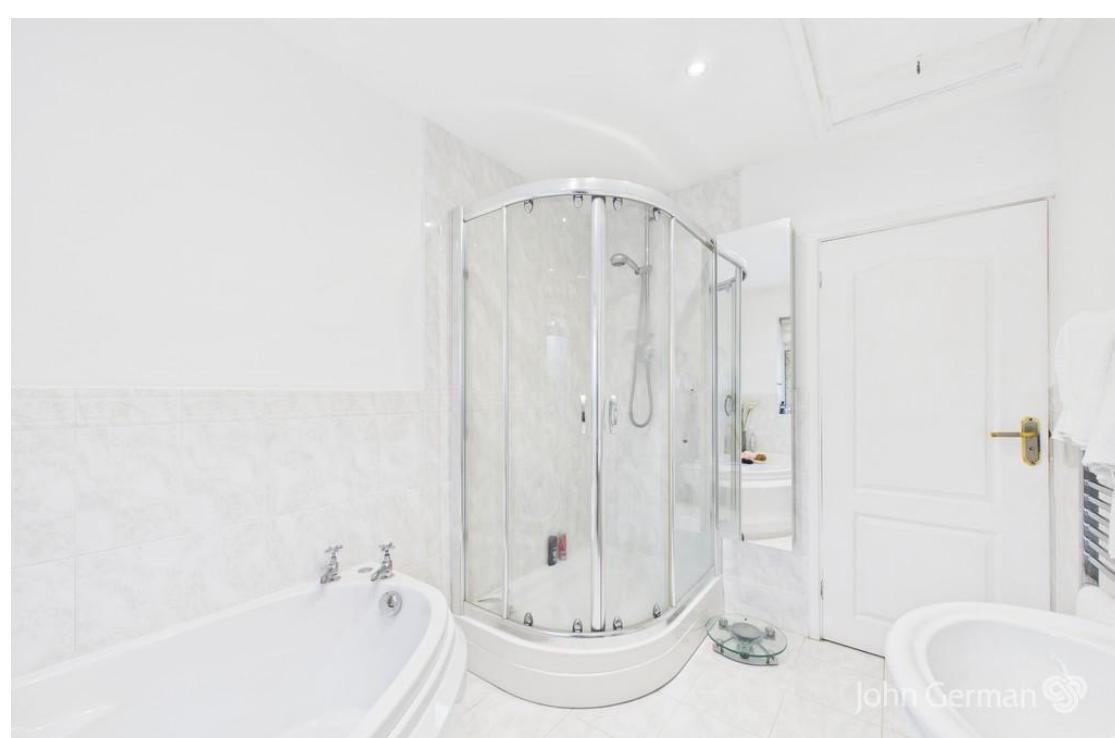
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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.



Agents' Notes

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

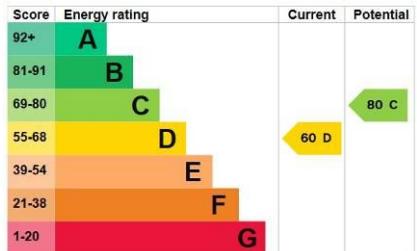
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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