



£360,000

TENURE : FREEHOLD

Brindley Bank Road Rugeley, WS15 2EY

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

Canalside garden

Three Bedrooms

Desirable location

Two Bathrooms

Link Detached Bungalow

**Scope for
extension/improvement**

Southwells

5 Horsefair, Rugeley, Staffs WS15 2EJ

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Website: <https://www.southwellsproperties.co.uk/>



SOUTHWELLS
PROPERTY SALES & LETTINGS

Southwells are proud to bring to the market this substantial link-detached bungalow, occupying a generous plot in a highly sought after location, this three bedroom two bathroom bungalow offers spacious and versatile accommodation throughout. A particular highlight is the large rear garden backing directly onto the canal, creating a peaceful and picturesque setting, rarely available with properties of this kind. Viewing is highly recommended to appreciate all this property has to offer

Front of property

With well maintained front garden hosting mature shrubs and bushes with slate gravel walkway. To the right is a pathway leading to a front entrance porch and to the left a driveway with parking for several vehicles leading to the garage and side entrance into entrance hall.

Entrance hall

Approached via a UPVC double glazed door into entrance hall. Carpeted flooring, ceiling light point, radiator. Doors off to bedrooms 1 and 2 and open plan to inner hallway.

Inner Hallway

With storage cupboard off containing combi boiler and access to loft . Carpeted flooring, light fitting to ceiling. Doors off to kitchen, bathroom, shower room, bedroom 3 and lounge.

Entrance Porch: 6'02" (1.88m) x 3'08" (1.12m)

of upvc and glass construction with door into kitchen. Light fitting to ceiling. Tiled flooring and electric point.

Kitchen: 22'04" (6.81m) max x 11'02" (3.41m min. x 13'01" (3.99m) max x 8'11" (2.74m) min.

'L' shaped kitchen. Fitted with a range of wall and base units, worksurfaces incorporating resin sink and drainer with mixer tap, space and plumbing for washing machine. integrated electric oven and grill with gas hob and extractor above, tiled flooring and part tiled walls. Twin aspect front and rear facing windows with upvc door to rear garden, radiator to wall, small skylight to ceiling. 2 x ceiling light points. Doorway to inner hall.

Lounge: 19'05" (5.93m) x 13'07" (4.15m) max. and 10'03" (3.12m) min.

Side facing window and two sets of rear facing French patio doors out to the garden. Carpeted flooring, 3 x light fittings to wall, 2 x radiators.

Bathroom: 7'09" (2.36m) x 4'07" (1.40m)

White bathroom suite comprising w.c., pedestal wash hand basin and panel bath, front facing obscured glazed window. Fully tiled walls and floor. Light fitting to ceiling. Extractor fan to ceiling. Chrome towel radiator.

Shower Room: 7'10" (2.39m) x 5'03" (1.60m)

White suite comprising low level w.c pedestal wash hand basin, large walk in shower cubicle with system fed shower, side facing window with obscured glass. Fully tiled walls and floor. Light fitting to ceiling. Extractor fan to ceiling. Chrome towel radiator to wall,

Bedroom 1: 14'06" (4.43m) x 10'00" (3.06m)

front facing window, carpeted flooring, light fitting to ceiling, radiator.

Bedroom 2: 9'00" (2.75m) x 9'05" (2.89m)

front facing window, carpeted flooring, light fitting to ceiling, radiator.

Bedroom 3: 10'00" (3.06m) x 6'11" (2.11m)

side facing window, carpeted flooring, radiator to wall.

Garage: 16'00" (4.89m) x 9'01" (2.78m)

with electric up and over door to the front and rear access via upvc door to the back fitted with electrics and having a plumbed in sink unit, light fitting to ceiling.

Rear of property

Large rear garden with stunning views over the canal and steps leading directly down to a canal level viewing point. Not being directly overlooked making this garden a very desirable peaceful place to be. With slabbed walkway and patio area

Tenure: Freehold

Viewings: Strictly through Southwells 01889582137 info@southwellsproperties.co.uk

Council Tax Band: D

EPC Rating: TBC

Construction: Standard Brick Construction

Electric Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Broadband and mobile coverage: TBC

Disclaimer:

Southwell's for themselves and for the vendors or lessors of this property whose agents they are, give notice that

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.

iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.

iiii) no person in the employment of Southwells has any authority to make or give any warranty whatever in relation to this property.

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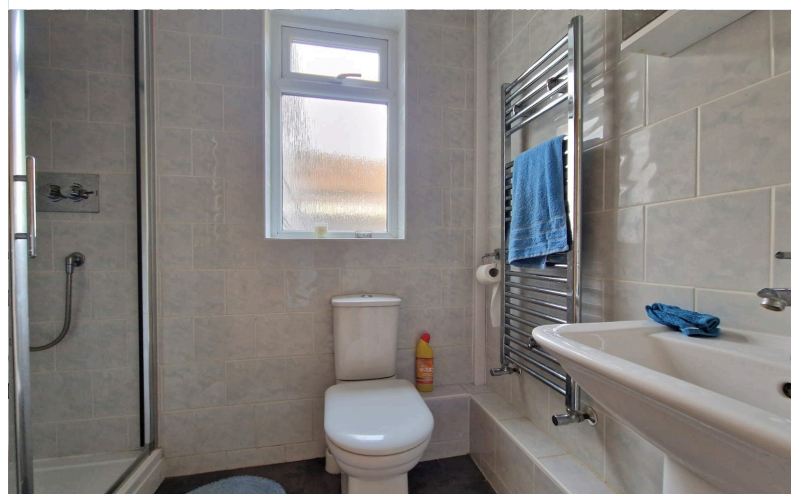
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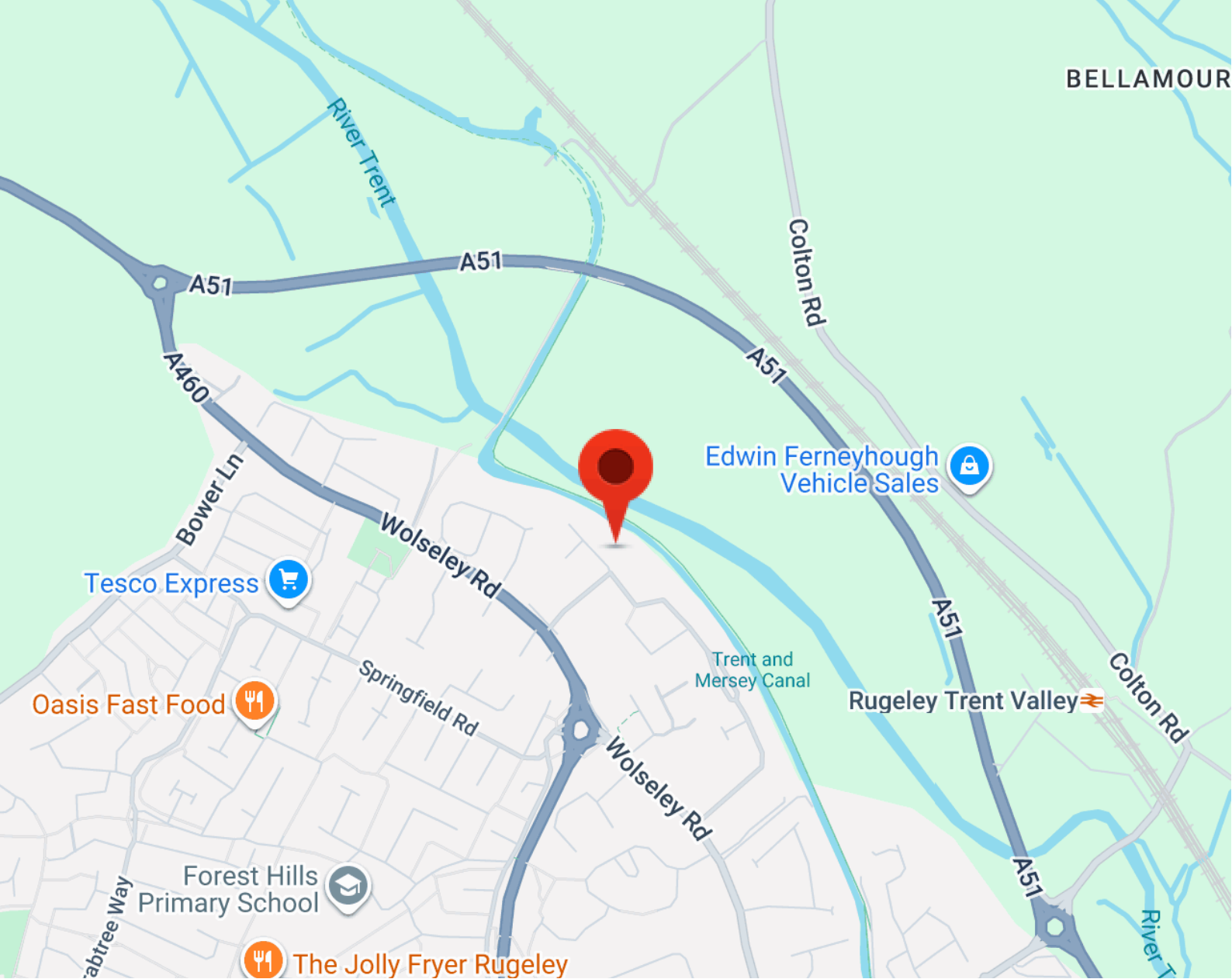
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SOUTHWELLS
PROPERTY SALES & LETTINGS





Title register for:

3 Brindley Bank Road, Rugeley, WS15 2EY (Freehold)

SF538853

Accessed on 11 March 2026 at 15:24:15

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number	SF538853
Registered owners	Raymond John Haydon 3 Brindley Bank Road, Rugeley, Staffordshire WS15 2EY Barbara Doris Haydon 3 Brindley Bank Road, Rugeley, Staffordshire WS15 2EY
Last sold for	£225,000 on 08 June 2010

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	2008-04-16	STAFFORDSHIRE : CANNOCK CHASE

The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 3 Brindley Bank Road, Rugeley (WS15 2EY).

2

2008-04-16

The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 25 March 1959 referred to in the Charges Register:-

"TOGETHER WITH the rights and easements and other matters specified in the First Schedule hereto..... but SUBJECT to the rights easements and other matters specified in the Second Schedule hereto

"THE FIRST SCHEDULE before referred to

(1) The sites of all boundaries which on the said plan are marked with the letter 'T' appearing on the inside of the land hereby conveyed

(2) All rights of way drainage and watercourses and other rights in the nature of easements now or usually enjoyed for the purpose of the land hereby conveyed over through or from all or any other lands comprised in the Vendors' said Building Estate shown on the said plan

(3) The right for the Purchasers and their successors in title to use for all reasonable purposes in common with the owner or owners for the other plots of land comprised in the said building estate the roads drains and sewers thereon or thereunder

(4) The benefit so far as the Vendors can grant the same of covenants on the part of the purchasers of other plots on the said building estate with full power to enforce observance of such covenants

THE SECOND SCHEDULE before referred to

(1) The sites of the boundaries which on the said plan are marked with the letter 'T' appearing on the outside of the land hereby conveyed

(2) All rights of way drainage and watercourse and other rights in the nature of easements now or usually enjoyed by or in respect of all other lands comprised in the said building estate over through or from all part or parts of the land hereby conveyed."

NOTE :- The "T" marks have been reproduced on the title plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
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1	2010-06-18	PROPRIETOR: RAYMOND JOHN HAYDON and BARBARA DORIS HAYDON of 3 Brindley Bank Road, Rugeley, Staffordshire WS15 2EY.
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2	2010-06-18	The price stated to have been paid on 8 June 2010 was £225,000.
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C: Charges Register

This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date	
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A Conveyance of the land in this title dated 25 November 1959 made between (1) Carney Bros (Rugeley) Limited (Vendors) (2) Barclays Bank Limited (the Bank) and (3) Wladyslaw Marian Grzelak and Margaret Joy Grzelak (Purchasers) contains the following covenants:-

"The Purchasers to the intent that this covenant may so far as possible bind all persons who now are or shall hereafter become entitled to any estate or interest in the property hereby conveyed or any part thereof but so that the Purchasers shall not be personally liable for a breach of this covenant occurring on or in respect of the property hereby conveyed or any part thereof after they shall have parted with all interest therein hereby jointly and severally covenant with the Vendors that the Purchasers and all persons intended to be bound as aforesaid will observe and perform the stipulations set out in the said Third Schedule hereto

THE THIRD SCHEDULE before referred to

(1) The Purchaser shall not be or become entitled to any right of light or air or any other easement which would restrict or interfere with the free use by the Vendors or their successors in title of any adjoining land for building or any other purpose

(2) No building or erection save boundary fences shall be constructed upon the piece of land hereby conveyed nearer to the road in front thereof forming the boundary of the said land than the building line prescribed by the Local Authority

(3) No building to be erected on any part of the land hereby conveyed shall be used for any purpose other than as a private dwellinghouse and necessary outbuildings thereto and no trade

manufacture or business of any kind (except that of a Medical Practitioner Dentist Solicitor or Architect) shall at any time be carried on upon any part of the said land hereby conveyed or any building constructed thereon nor shall the said land or any part thereof be used for any occupation which shall be or become a nuisance or annoyance to the owners or occupiers of the adjacent land forming part of the Vendors' said Building Estate

(4) No posters bills or advertisements shall be affixed or displayed upon any hoarding wall or fence upon the said piece of land (except a notice or advertisement in the usual form for the sale or letting of such land or any building standing thereon) and no hoarding or structure shall be constructed on the land hereby conveyed for the use of a bill posting or advertising station

(5) The fences forming the boundary of the land hereby conveyed to be sold marked with an inward 'T' appearing on the said plan shall forever hereafter be maintained by the Purchaser and his successors in title in good repair and condition"