

# Peakes Road

Rugeley, , WS15 2LX

John   
German





# Peakes Road

Rugeley, WS15 2LX

Offers Over £585,000

A particularly well presented and exceptionally spacious detached house providing outstanding family living accommodation, situated in this delightful and sought after location within easy reach of Cannock Chase.



Accommodation: Reception hall having a cloakroom off with WC and wash basin set into an integrated unit with cupboard and drawer beneath and mirror above. There is also a built-in cloaks cupboard.

Delightful particularly well proportioned lounge having attractive inglenook fireplace with cast log burner and double French style doors opening to the garden.

Separate formal dining room which has patio doors to the garden and is adjacent to the attractive kitchen which has an extensive range of units with contrasting granite work surfaces and a 1.5 bowl sink and drainer. Integrated fridge and Rangemaster oven with extractor canopy above.

Separate stylish breakfast/family room in addition to a utility room which has a further extensive range of units, again with granite work surfaces and a 1.5 bowl sink and drainer. Ample space for domestic appliances.

There is also a study.

On the first floor there is a very spacious landing area which incorporates a sitting area, and off which leads six bedrooms. The principal bedroom having built-in wardrobes an ensuite comprising a double width shower, wash basin and WC. Second bedroom is also ensuite and has the benefit of a bath with screen and shower above, pedestal wash basin and WC. Modern family shower room having shower with both conventional and waterfall heads. pedestal wash basin and a WC.

The property is situated off a shared, secluded private drive off Peakes Road, leading to the property's own block paved drive which is capable of parking approximately four cars and gives access to the excellent double garage which incorporates personal door to the rear of the property and also into the reception hall. There are gated entrances to both sides of the house, paved rear sun terrace and half height wall and steps leading to a lovely lawned rear garden which has a raised rockery and rear water feature, and steps up to further area which incorporates an outstanding open bay timber garden room.

The property is situated in a particularly sought after area on the outskirts of Rugeley, and is also convenient for Cannock Chase which is an area designated as a place of outstanding natural beauty, and a place to walk, cycle or trek. Rugeley also has the benefit of two railway stations.

Agents notes: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

The property is situated off a shared private drive off Peakes Road.

**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:** Driveway and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA30062026

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.





John German



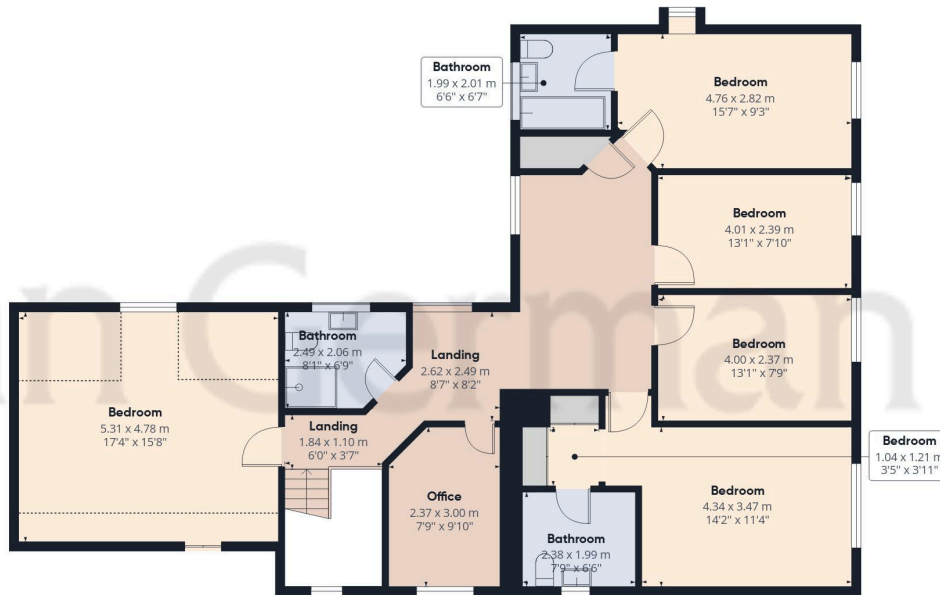


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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

246.1 m<sup>2</sup>

2648 ft<sup>2</sup>

**Reduced headroom**

9.2 m<sup>2</sup>

99 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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



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