

Upper Way

Upper Longdon, Rugeley, WS15 1QA

John German





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£550,000

A spacious four-bedroom detached family home situated on a generous plot in Upper Longdon offered to the market with No Onward Chain.

This spacious four bedroom detached family home sits proudly on Upper Way and occupies a lovely position within the sought-after village of Upper Longdon, being only a few minutes' walk from Cannock Chase, a designated area of outstanding natural beauty, with its many tracks for horses, dog walking, cycling, walking and much more. The nearby cathedral city of Lichfield is home to a selection of boutiques shops, cosy cafes, markets, pubs and a vast selection of restaurants. There are two train stations providing regular services to destinations such as Birmingham, Bromsgrove, London Euston and many more. For local schooling, this property falls into the catchment area for St James Church of England Primary Academy located in the neighbouring village of Longdon and for secondary education it's the Friary School, situated off Eastern Avenue in Lichfield.

The home offers over 1,600 square feet of accommodation arranged over two floors and comprises a welcoming entrance hall, a spacious living room, fitted kitchen, conservatory, versatile dining room/bedroom four and a contemporary wet room. Stairs rise to the first floor, which features a master bedroom, two further double bedrooms, a versatile study/dressing room and a family bathroom. The property sits on a spacious plot, approached via a large driveway providing parking for various vehicles with adjacent lawned garden leading to the garage and front entrance. To the rear of the home is an impressive lawned garden laid mainly to lawn with well-established shrubs, plants and mature trees, enjoying an open outlook over the surrounding countryside providing an idyllic setting for outdoor entertaining, family activities or simply relaxing while taking in the delightful open views across the surrounding countryside.

The garage has front-facing double doors and a separate front-facing access door opening into a spacious garage, which is fitted with electricity and lighting.

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 & garage **Electricity supply:** Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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: Lichfield District Council / Tax Band F

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

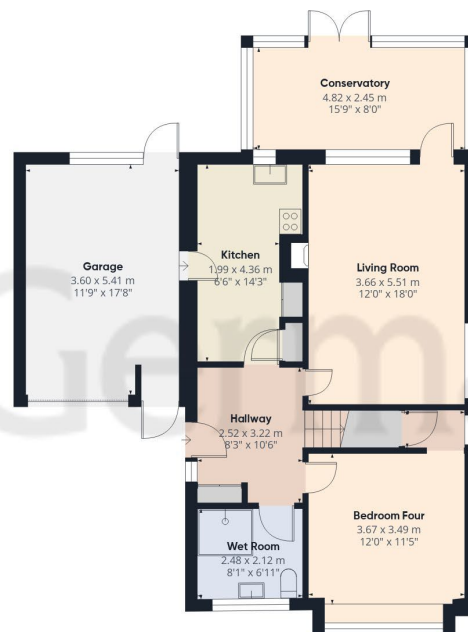
Our Ref: JGA17072026

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

153.3 m²

1649 ft²

Reduced headroom

0.5 m²

5 ft²

(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

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	68 D
39-54	E		
21-38	F		
1-20	G		



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