

Upfield Way

Rugeley, Staffordshire, WS15 2NX



A beautifully presented and extended semi detached house providing tasteful and stylish accommodation, situated in a popular residential location.

£265,000



John German 

This extended and improved property is set in a sought-after area of Rugeley that is close to Cannock Chase, designated as a place of outstanding natural beauty.

Rugeley has two railway stations - Rugeley Town giving access to West Midlands and Trent Valley providing links on the west coast line, some of which operate to London Euston.

Accommodation - Step inside the reception hall with stairs rising to the first floor landing plus a door to a guest's cloakroom that has a WC and wash basin set into an integrated unit.

The delightful lounge has a front facing bow window and access into the superbly appointed breakfast kitchen having an excellent, extensive range of contemporary gloss units with contrasting wood effect work surfaces. There is a one and a half bowl sink and drainer, plinth lighting and integrated appliances comprise an oven and grill, fridge freezer and dishwasher. A splendid island unit incorporates further cupboards and drawers plus a dining bar. There is also a modern vertical radiator, feature wall covering to one wall and double French style doors opening to the particularly spacious conservatory.

A separate dining/sitting room has French style doors opening to both the front and rear of the property along with two full height vertical radiators.

The first floor landing has a cupboard that houses the gas boiler. There are three bedrooms all of which have built in cupboards/wardrobes served by the family bathroom having a suite comprising bath with shower and screen above, wash basin and WC set into an integrated unit with cupboards, a chrome vertical towel radiator and exquisite tiling.

Outside - The house stands back from the road beyond a generous resin drive capable of parking two/three cars, with the benefit of an electric car charging point.

To the rear lies an attractive garden with resin and paved terraces, an artificial lawn to one side, established display beds and a garden shed.

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.

There are two land registry documents - one Freehold (SF482876) and one Leasehold (SF141981). We believe that the Freehold document supersedes the Leasehold document however we would advise all interested parties to verify this through their lawyer.

The land registry refers to rights and covenants, both documents are available upon request.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Standard, Superfast and Ultrafast available

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 B

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

Our Ref: JGA/27032026

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.

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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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The Property
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Agents' Notes

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