



Deer Park, Rugeley Road, Hazel Slade
Cannock, WS12 0PD

Offers in the Region Of £500,000

Hazel Slade

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WOW.... Welcome to Deer Park, being within Cannock Chase National Landscape (formally called AONB) lies this spectacular, characterful and tastefully refined home.

Internally this wonderful property has been sympathetically renovated whilst retaining its charm and character throughout the home. Upon entering the property you have a hallway, spacious but cosy sitting room with multi fuel burner, versatile office/snug room, inner hallway which makes for the perfect reading room and also a useful boot room.

The focal point is the simply stunning kitchen finished to a high specification with a vaulted ceiling, freestanding log burner and bifolding doors to appreciate the serene surroundings. The ground floor also comprises a separate utility room, guest W/C and access to a double garage currently used as a bar area.

Upstairs you have three well proportioned bedrooms all well equipped with the master having plenty of wardrobe space. Bedroom two is currently set up as a guest bedroom and bedroom three used as a dressing room. You also have a modern family bathroom and separate W/C.

Being situated so close to Cannock Chase the outside of the property really makes you appreciate your surroundings. The gardens wrap around the entire property and offer private space to enjoy time with friends and family. To the fore is a driveway set back from the road providing parking for multiple vehicles.

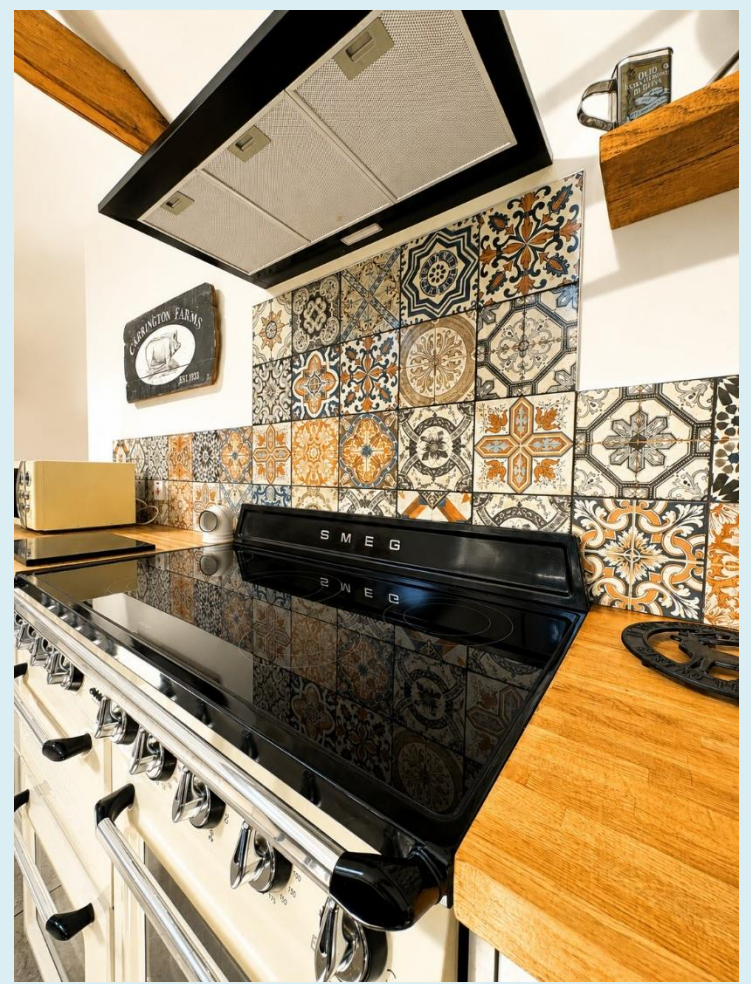
Nearby amenities include walking distance to the prestigious and well renowned Beau Desert Golf Club, well regarded schools and just a short drive into surrounding towns and cities including Cannock And Lichfield. You have direct access to Cannock Chase and with no work required this really is a truly special home... CALL NOW TO VIEW!

Viewing Notes:

not on mains gas but uses LPG also not on mains drainage but has a shared septic tank. Mains electricity and water are at the premises.

Council tax band: D
Tenure: Freehold











Property Specification

SOUGHT AFTER SEMI RURAL LOCATION
 BEAUTIFULLY FINISHED THROUGHOUT
 THREE BEDROOMS
 STUNNING KITCHEN
 CHARACTERFUL FEATURES

Porch 1.66m (5'5") x 1.59m (5'3")

Living Room 4.91m (16'1") x 3.85m (12'8")

Kitchen/Diner 6.71m (22') x 4.81m (15'9")

Snug/Reading Room 3.75m (12'4") x 2.64m (8'8")

Office 3.60m (11'10") x 3.38m (11'1")

Utility 2.56m (8'5") x 2.43m (8')

WC 1.25m (4'1") x 1.12m (3'8")

Boot Room 5.53m (18'2") x 1.93m (6'4")

Garage 5.54m (18'2") x 3.80m (12'6")

**Landing 3.49m (11'5") x 2.12m (6'11") max plus
 0.56m (1'10") x 0.56m (1'10")**

**Bedroom 1 5.07m (16'7") x 3.95m (13') max plus
 0.56m (1'10") x 0.56m (1'10")**

**Bedroom 2 3.61m (11'10") x 2.53m (8'4") plus
 0.56m (1'10") x 0.56m (1'10")**

**Bedroom 3 2.71m (8'11") x 2.35m (7'9") plus 0.56m
 (1'10") x 0.56m (1'10")**

**Bathroom 3.11m (10'2") x 2.10m (6'11") plus 0.56m
 (1'10") x 0.56m (1'10")**

**WC 1.56m (5'1") x 1.03m (3'4") plus 0.56m (1'10") x
 0.56m (1'10")**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

