

Hawcroft

Longdon, Rugeley, WS15 4QT

John
German





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£637,000

Built by the award-winning local developers,
Firstpost Homes in the late 90's, is this
magnificent, detached family home situated in
the popular village of Longdon.



This beautifully appointed, detached family home is situated in a delightful position at the end of a small cul-de-sac in the desirable village of Longdon, a popular village with residents of all ages, being only a short distance from Cannock Chase which is an area of outstanding natural beauty – a great place for those keen walkers, cyclists, and explorers. The village is home to the highly regarded 'Swan With 2 Necks' pub and 'The Red Lion' pub and restaurant in the neighbouring village of Longdon Green. There are a range of shopping, convenience, and leisure facilities in the nearby town of Rugeley, and Cathedral City of Lichfield. Nearby road links include the A51, A38 and M6 toll road. Additionally, there are a choice of Train Stations in both Rugeley and Lichfield, offering a range of services to destinations such as London Euston, Crewe, and Birmingham New Street. For local schooling, this property falls within the catchment of St. James' England Primary Academy, located within the village just a five-minute walk away. For secondary school, the catchment is the Friary School in the nearby Cathedral City of Lichfield.

Accommodation

This spacious family home comprises of a welcoming entrance hallway with stairs rising to the first-floor landing and doors leading off into the custom office, dining room, living room, kitchen and guest cloakroom which comprises of low level WC and wash hand basin, complimented by slate-effect tiled walls.

To the front of the property is the first of three reception rooms, currently used as an office but is a versatile space which could be utilised as a study or playroom. The second reception room is a formal dining room with a window to the rear aspect overlooking the garden. Double doors open into the spacious living room with a beautiful uPVC double glazed bay window to the front aspect, a log burning stove, wall and ceiling light points, plus glazed sliding doors opening into the conservatory. The conservatory enjoys tiled flooring and French doors leading out onto the rear garden.

The breakfast kitchen is fitted with a range of matching white gloss wall and base units with under-cabinet lighting, together with integrated appliances including Hotpoint dishwasher, electric cooker, and hob with extractor hood above. A uPVC window overlooks the rear, together with an opening into the dining area, having glazed sliding doors leading out and a doorway through to the utility room which has space and provision for a washing machine, plus a free-standing fridge freezer. From the utility, there is a window to the side aspect and a door leading out to the side of the property.

Upstairs, there are four generously sized bedrooms, together with a family bathroom. Bedrooms two and three boast an additional benefit of built-in storage space, as well as the master enjoying both built-in wardrobes and its own private en-suite shower room. The en-suite is fitted with a suite comprising shower cubicle with mains shower over, low level WC, bidet, and wash hand basin, completed with wooden-effect flooring and feature tiling to the walls.

The family bathroom has tiled flooring throughout, a fitted corner bath, low level WC, wash hand basin, single shower cubicle a uPVC double glazed window to the rear aspect.

Outside to the front of the property is a block-paved driveway providing off-road parking for several vehicles, leading to the double garage measuring approximately 5.3m x 5m. There is also a lawned area to the front, together with a side gate leading to the rear which enjoys a large patio seating area, a lawn, and decked area overlooking lovely countryside views.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

www.lichfielddc.gov.uk/planning

Our Ref: JGA/16032022

Local Authority/Tax Band: Lichfield District Council / Tax Band G





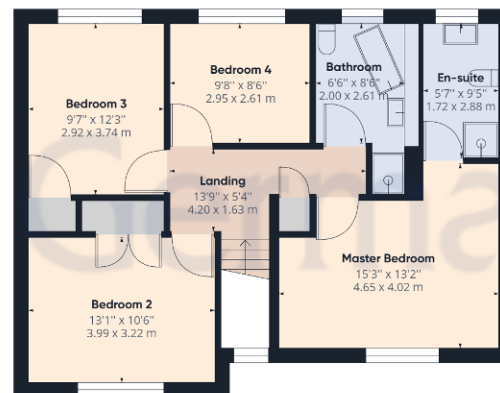


Ground Floor Building 1

Approximate total area⁽¹⁾

1785.08 ft²

165.84 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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