



Woodlands
Brereton Hill

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Lovett&Co. Estate Agents are pleased to offer for sale this extremely spacious four bedroom detached family home with stunning views toward Cannock Chase at the rear.

The property occupies a generous plot which is hidden from the roadside behind a gated entrance leading to the large driveway and garage. The private rear garden collects the sun throughout the day and enjoys views of the surrounding countryside.

Internally the property briefly comprises: entrance hallway, large lounge with multi fuel burner, spacious dining room and modern fitted kitchen, two ground floor double bedrooms, one of which has an en-suite, family bathroom, landing area with eaves storage and boiler room, master bedroom with dressing area and built in wardrobes, en-suite WC, and further double bedroom.

Service to the property includes, main electric and water, LPG fuel tank and boiler providing hot water and central heating, as well as a septic tank for sewerage.

It is situated in on the outskirts Upper Longdon, within easy reach of Rugeley town centre which offers a wide range of amenities and also benefits from being only a couple of minutes away from Cannock Chase, an area of outstanding natural beauty. The cathedral city of Lichfield is also within a 15 minute drive. Commuter benefits include A51, A460 & M6 Toll road linking the midlands motorway network with train & bus routes available from Rugeley town centre.

RECEPTION HALL:

Entrance door, carpeted flooring, ceiling light points, radiator, useful under stairs recess area, stairs to first floor, and doors to the lounge, dining room, bathroom and bedroom.

LARGE THROUGH LOUNGE:

12' 0" x 24' 10" (3.66m x 7.56m)

Feature fireplace with fitted multi fuel burner, carpeted flooring, TV aerial sockets, ceiling light points, radiators, windows to the front and side, patio doors to the garden.

DINING AREA:

10' 11" x 13' 0" (3.33m x 3.95m)

Carpeted flooring, ceiling light point, radiator, French doors to the rear garden, door to the second bedroom and opening to the kitchen.

KITCHEN:

11' 9" x 10' 4" (3.57m x 3.15m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a range cooker, further space for white goods including: fridge-freezer, dishwasher, washing machine and wine cooler, spot lights, Karndean flooring, window and door to the rear garden.

FAMILY BATHROOM:

6' 10" x 8' 9" (2.09m x 2.66m)

Modern fitted white suite comprising: bath, separate shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, Karndean flooring, ceiling spot lights, heated towel rail and window to rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms, eaves storage space and cupboard housing the boiler.

(FIRST FLOOR) MASTER BEDROOM:

23' 8" x 13' 0" (7.21m x 3.95m)

Dressing area entrance with fitted wardrobes and cupboard, door to the en-suite and opening to the bedroom area, carpeted flooring, radiator, ceiling light points and windows to the side and rear with views toward Cannock Chase.

EN-SUITE WC:

8' 0" x 4' 1" (2.45m x 1.25m)

Vanity unit incorporating wash hand basin, low level WC and cabinets, heated chrome towel rail, Karndean flooring, light point and Velux window to the rear.

(FIRST FLOOR) BEDROOM THREE:

12' 1" x 13' 1" (3.68m x 3.98m)

Carpeted flooring, ceiling light point, radiator, Velux window to rear.

(GROUND FLOOR) BEDROOM TWO:

11' 9" x 10' 8" (3.57m x 3.25m)

Carpeted flooring, ceiling light point, radiator, bay window to the front, door to the en-suite.

EN-SUITE SHOWER:

Fully tiled suite comprising: walk in shower cubicle, low level WC, wash hand basin, heated towel rail, light point and extractor.





(GROUND FLOOR) BEDROOM FOUR:

11' 0" x 13' 0" (3.35m x 3.95m)

Carpeted flooring, ceiling light point, radiator and bay window to the front.

DETACHED GARAGE:

Up and over front door, light and electric sockets, pitched ceiling offering extra storage, door to the side entertaining the garden.

EXTERNALLY:

At the front is a large gated driveway with parking for several vehicles which leads to the front entrance door and garage. Mature and well established bushes, trees and shrubs offer privacy from the roadside. The large private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, lawn perfect for children and pets to play, shed, various trees, shrubs and flowerbeds.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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