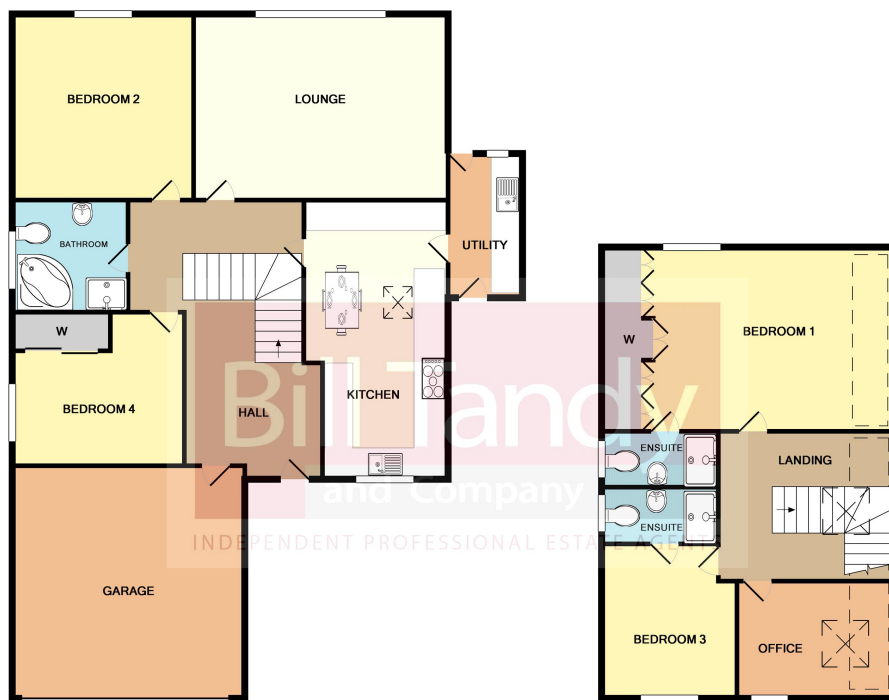




GROUND FLOOR

1ST FLOOR

27 UPPER WAY, UPPER LONDON W15 1QB
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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27 Upper Way
Upper Longdon
Rugeley
Staffordshire
WS15 1QB
£525,000

With views to die for this superb sized luxury four double bedroom detached family home has been vastly improved and altered by the present owners to create a most distinctive family property, and with far-reaching south facing views to the rear, the property has a versatile layout. The village of Upper Longdon nestles alongside Cannock Chase Area of Outstanding Natural Beauty and is just some ten minutes drive to Lichfield city centre, combining a semi rural life with convenience demanded of today's busy lifestyles. A daily bus service provides links to Friary High school in Lichfield, whilst Brereton and Rugeley provide good local shopping facilities. A truly delightful village to live in and with a stunning family home to boot, Upper Way is available with the benefit of no upward chain and an early viewing would be strongly recommended.



RECEPTION HALL

19' x 11' 7" max (5.79m x 3.53m max) a stunning entrance to the property having delightful natural wood flooring, an open tread real wood staircase leading off, door to garage and double radiator.

LOUNGE

18' x 13' (5.49m x 3.96m) dominated by the stunning views to the south enjoyed from the UPVC double glazed picture window to rear and having attractive contemporary fireplace, radiator and wall light points.

QUALITY FITTED BREAKFAST KITCHEN

19' 10" x 10' (6.05m x 3.05m) a lovely bright room as a consequence of the large skylight window flooding the room with the light and being superbly equipped with extensive work surface space with base and wall storage cupboards and drawers, space for range type cooker, free-standing dishwasher, space for American style fridge, co-ordinated wall and floor tiling, display shelving, useful pull-out larder units, sink unit, UPVC double glazed window to front, ample space for breakfast table and stable door opening to:

UTILITY AREA

a useful addition to the property having further work surface space, plumbing for washing machine and tumble dryer, wall mounted Baxi gas central heating boiler, single drainer sink unit, double glazed doors to both front and rear gardens and radiator.

BEDROOM TWO

13' x 12' 2" (3.96m x 3.71m) a versatile ground floor bedroom having radiator and again enjoying the stunning views to the rear.

BEDROOM FOUR

12' x 10' 9" (3.66m x 3.28m) having mirror door wardrobe, radiator and double glazed window to side.



LUXURY FAMILY BATHROOM

having a large corner bath with mixer tap and shower attachment, separate shower cubicle with thermostatic shower fitment, low level W.C. and vanity wash hand basin, co-ordinated wall and floor tiling, obscure double glazed window, chrome heated towel rail/radiator and extractor fan.

FIRST FLOOR LANDING

a lovely landing again flooded with light from a Velux skylight and doors leading off.

MASTER BEDROOM

13' 5" x 13' (4.09m x 3.96m) hard not to enjoy the even more impressive views to the south from the double glazed window and being superbly equipped with a quality range of fitted furniture providing excellent wardrobe, drawer and storage space, access to the eaves and door to:

LUXURY EN SUITE SHOWER ROOM

having quality fittings including generous shower cubicle with thermostatic shower fitment, pedestal wash hand basin, W.C., co-ordinated floor and wall tiling, chrome heated towel rail/radiator and obscure UPVC double glazed window.



BEDROOM THREE

11' 5" x 9' 6" (3.48m x 2.90m) an ideal guests bedroom with double glazed window to front, radiator, T.V. point and door to:

LUXURY EN SUITE SHOWER ROOM

similarly fitted to that of the master bedroom en suite with spacious shower cubicle with thermostatic shower fitment, wash hand basin, W.C., co-ordinated floor and wall tiling and chrome heated towel rail/radiator.

OFFICE/STUDY

8' 6" x 7' 1" (2.59m x 2.16m) every house should have one this superb home office has a dormer roof with Velux skylight, further window to front and radiator.

GARAGE

16' 7" x 16' 2" (5.05m x 4.93m) having up and over entrance door, fluorescent light, access to independent loft space and door to reception hall.



OUTSIDE

The property is set well back off the road with a very generous block paved driveway providing parking for several cars and side gated access leading to the rear garden. The rear garden has a raised block paved patio perfect for enjoying the southerly sunny aspect and the miles of views across south Staffordshire and Cannock Chase. The garden nonetheless offers a good degree of privacy with lawns, fenced and hedged perimeters, hard standing for a greenhouse....did I mention the views?

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 to 100) A			(82 to 100) A		
(81 to 91) B			(61 to 81) B		
(69 to 80) C			(50 to 60) C		
(55 to 68) D			(39 to 49) D		
(39 to 54) E			(21 to 38) E		
(21 to 38) F			(1 to 20) F		
(1 to 20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England, Wales & N.Ireland			England, Wales & N.Ireland		



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, WS13 6LJ on 01543 419400 or lichfield@biltandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.