

Your local property experts



Tree Tops Slitting Mill Road, Rugeley, WS15 2UU

Guide Price £849,995



Sales : 01889 577 731

e : enquiries@jrpropertiesstaffs.com

w : www.jrpropertiesstaffs.com

** VIRTUAL TOUR AVAILABLE ** Prestige by JR Properties are pleased to offer for sale this spectacular detached property positioned within Cannock Chase, incorporating five bedrooms, four bathrooms and generous living accommodation. Approached via a long double entrance driveway set behind electric gates, within a secluded, established plot extending to all sides.

Cannock Chase is an Area of Outstanding Natural Beauty offering superb walking, cycling, horse-riding & the popular Go-Ape all situated in this tranquil and peaceful setting.

Reception Hallway

Approached by a canopy porch with UPVC double glazed door leading to reception, having overhead lighting, radiator, double glazed window to front aspect, solid oak doors leading to utility/rear hall, kitchen, bedroom with en-suite and inner hall leading up to further bedroom.



Utility/Rear Hall

Having base and wall mounted units with work surface over, space and plumbing for washing machine, space for tumble dryer, Glow-Worm central heating boiler, tiled flooring, overhead lighting, double glazed window to rear aspect and double glazed door leading to rear garden.

Bedroom Five

13'10" x 8'11" (4.230 x 2.738)

Overhead lighting, radiator, double glazed window to rear aspect, doors to dressing room/study and door to en-suite shower room.



Dressing Room/Study

7'6" x 6'9" (2.300 x 2.078)

With fitted wardrobes, overhead lighting and double glazed window to rear aspect.

En-Suite Shower Room

Having a suite comprising of corner shower cubicle with mixer shower, vanity wash hand basin, fully tiled, overhead lighting, extractor fan, radiator and double glazed window to side aspect.



Inner Hall/Study Area

7'5" x 6'8" (2.284 x 2.033)

Overhead lighting, radiator, stairs to first floor bedroom and double glazed window to front aspect.



Bedroom Four

17'1" x 9'0" (5.232 x 2.750)

Overhead lighting, radiator, double glazed Velux window to rear aspect and door leading to en-suite bathroom.

En-Suite Bathroom

Having a suite comprising of close coupled wc, vanity wash hand basin with storage under, panelled bath, part tiled walls, overhead lighting, radiator and double glazed Velux window to side aspect.



Breakfast Kitchen

18'7" x 9'4" (5.689 x 2.852)

Having a range of base and wall mounted units with preparation work surfaces over, incorporating an inset sink and drainer unit with mixer tap over, electric hob, extractor fan over, electric oven, integrated warming drawer, space and plumbing for dishwasher, space for American fridge freezer, oak laminate flooring, overhead lighting, radiator, double glazed windows to front and side, door leading to inner hallway and arch to family sitting/dining room room.

Family Sitting & Dining Room

25'5" x 9'8" (7.761 x 2.963)

A large family entertaining room, overhead lighting, radiator, double glazed patio door leading on to rear gardens and double glazed windows to rear aspect.

Inner Hallway

Overhead lighting, solid oak flooring, radiators, double glazed patio leading on to fore & side gardens and solid oak doors off to:



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Guest WC

With close coupled wc, wash hand basin, oak laminate flooring and double glazed window to rear aspect.



Family Bathroom

Having a fully fitted suite with corner bath, low level wc, pedestal wash hand basin, shower cubicle with mixer shower, fully wall tiled, solid wood flooring, overhead lighting, extractor fan, radiator and double glazed window to rear aspect.

Lounge

15'4" x 14'10" (4.690 x 4.534)

Overhead lighting, wall lighting, feature fireplace, solid oak flooring, double glazed bay window to front aspect, double glazed window to side aspect and double glazed patio door leading on to side gardens.

Bedroom Three

11'8" x 11'2" (3.580 x 3.426)

Overhead lighting, radiator, solid oak flooring and double glazed window to side aspect.

Bedroom Two

11'0" x 8'6" (3.376 x 2.593)

Currently used as a dressing room and office, overhead lighting, radiator, solid wood flooring, built in wardrobes with mirrored sliding doors and also leading to en-suite.



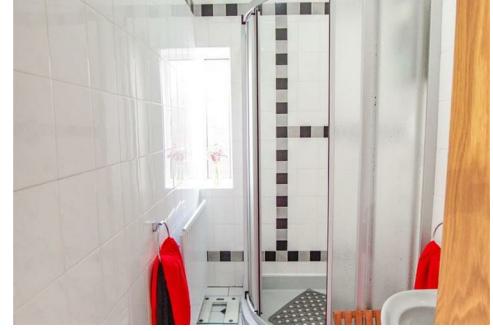
En-Suite Shower Room

Having a suite comprising of low level wc, vanity wash hand basin, shower cubicle with electric shower, fully tiled, overhead lighting, extractor fan and double glazed window to rear aspect.

Bedroom One

17'11" x 12'5" (5.485 x 3.803)

Overhead lighting, radiator, fitted wardrobes, double glazed bay window to front aspect and full length window to rear aspect.



Outside

Tree Tops is set back from the road, entered through electric gates hung from brick pillars, which open to a vast tarmac driveway with parking for numerous vehicles and access to the garage. The remainder of the front garden is lawned with established shrubs and trees which continue around both sides, providing privacy.

To the rear of the property is a large patio area a further seating terrace can be found at the front of the property. The remainder of the rear garden is mainly laid to lawn with established trees and plants, centered around an ornamental pond. There is a large vegetable patch with greenhouse and a lockable gate with direct access onto Cannock Chase.



Double Detached Garage

18'10" x 16'0" (5.754 x 4.888)

Having two single up & over doors, power, lighting, stairs up to loft storage and UPVC door leading to side aspect.



Disclaimer

General Note: 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.

Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co operation in order that there will be no delay in agreeing the sale.

The Property Misdescriptions Act 1991: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or Surveyor.

Tenure: References to the tenure of the property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their Solicitor.

Viewing: Strictly by prior appointment through JR Properties on 01889 577731. Full details of all our properties can be found on our website: www.jrpropertiesstaffs.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(91-91) B			
(89-80) C			
(55-50) D			
(29-54) E			
(21-38) F			
(1-20) 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		England & Wales	



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