



Rugeley Road
Hazel Slade

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Lovett&Co. Estate Agents are delighted to offer for sale this stunning five/six bedroom detached property situated on the edge of Cannock Chase with impressive views over the surrounding countryside offered with NO ONWARD CHAIN.

This property features the latest cutting-edge energy-saving technology, rendering it nearly self-sufficient in energy consumption. Key features include 3 phase electric system with high-efficiency solar panels paired with a state-of-the-art solar charger, an advanced Huawei battery storage system ensuring optimal energy retention and usage, an eco-friendly heat pump providing effective climate control, and luxurious under-floor heating for enhanced comfort and energy efficiency.

Furthermore, the property has been finished to the highest of standards throughout, with no expense spared on the quality of materials used in the build including the luxury marble tiled flooring, oak doors and high spec kitchen, utility and bathrooms. There are also Ethernet connections throughout the property.

Nestled on the border of Beaudesert, this property enjoys a prime location on a gated driveway, offering unparalleled proximity to





Cannock Chase, an area of outstanding natural beauty.

Internally the property briefly comprises: entrance hallway, large front lounge, open-plan kitchen-diner and living area, separate utility, guest WC, oversized garage, landing with doors to the four double bedrooms (two with en-suites) and a family bathroom, further staircase to the impressive top floor bedroom with dressing area and en-suite.

It is situated in the highly sought after semi-rural village of Hazelslade, on the edge of Cannock Chase, an area of outstanding natural beauty, and also provides easy access to both Cannock and Rugeley town centres. Commuter benefits include A460, A51 and M6 Toll road linking the Midlands motorway network with both local & national bus & train routes available.

RECEPTION HALL:

Entrance door, marble tiled flooring, ceiling light points, under stairs storage, stairs to first floor and doors to the lounge, guest WC and kitchen.

LOUNGE:

15' 1" x 17' 11" (4.60m x 5.45m)
Marble tiled flooring, ceiling light point, radiator and under-floor heating, bay window to the front, TV aerial and Ethernet sockets.

OPEN PLAN KITCHEN-DINER:

29' 4" x 15' 7" (8.95m x 4.75m)
Spacious open plan living space incorporating the kitchen-diner and sitting area, it features marble tiled flooring, ceiling spot lights, under floor heating, Ethernet sockets and Bi-fold doors to the rear garden. The kitchen features: a range of matching wall and base units incorporating cabinets, drawers and Quartz work surfaces, plus kitchen island with

breakfast bar, inset bowl sink and drainer with mono tap with hose, integrated double oven and grill plus induction hob with extractor hood, further integrated dishwasher, space for an American fridge freezer, window to rear, door to the utility.

UTILITY:

5' 9" x 10' 0" (1.75m x 3.05m)

Further range of matching wall and base units with Quartz work tops, cabinets, inset sink and drainer and mixer tap, space for a washing machine and dryer, spot lights, marble tiled flooring, doors to the garden and garage.

GARAGE:

9' 10" x 19' 8" (3.00m x 6.00m)

Electric roller shutter front door, side personnel door, light and electric sockets, wall mounted solar charge and Huawei battery storage.

GUEST WC:

Suite comprising: low level WC, wall mounted drawer unit with wash hand basin, marble tiled flooring, light point and window to the front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light points, large airing cupboard housing the hot water system, doors off to four bedrooms and the family bathroom, further staircase to the top floor.

MASTER BEDROOM:

15' 1" x 18' 1" (4.60m x 5.50m)

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

EN-SUITE:

Comprising: walk in shower cubicle, low level WC, wall mounted drawer unit with wash





hand basin, LVT flooring and marble wall tiling, heated towel rail, spot lights and window to the side.

BEDROOM TWO:

12' 8" x 14' 10" (3.86m x 4.51m)

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

EN-SUITE:

Comprising: walk in shower cubicle, low level WC, wall mounted drawer unit with wash hand basin, LVT flooring and marble wall tiling, heated towel rail, spot lights and window to the side.

BEDROOM THREE:

13' 0" x 15' 7" (3.95m x 4.75m)

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

BEDROOM FOUR:

12' 8" x 15' 7" (3.86m x 4.75m)

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

FAMILY BATHROOM:

Comprising: bath, separate walk in shower cubicle, wall mounted drawer unit with wash hand basin, low level W/C, marble wall tiling, LVT flooring, ceiling spot lights, heated towel rail and window to rear.



BEDROOM FIVE:

19' 2" max x 16' 3" (5.84m x 4.95m)

Carpeted flooring, radiator, spot lights, bay window to the rear, opening to the dressing area.

DRESSING AREA:

15' 11" x 16' 3" (4.85m x 4.95m)

Carpeted flooring, ceiling light points, radiator and bay window to the rear and door to the en-suite.

EN-SUITE:

Comprising: walk in shower cubicle, low level WC, cabinet wash hand basin, LVT flooring and marble wall tiling, heated towel rail and spot lights.

EXTERNALLY:

At the front is a block paved driveway with parking for several vehicles which leads to the front entrance door and garage. The landscaped private rear garden is enclosed by fenced borders with gated side access from either side and features; patio area ideal for entertaining, lawn, various trees, shrubs and flowerbeds, plus views over the field to the rear.

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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