



4 Giddywell Lane, Longdon, Staffordshire, WS15 4LH



Surrounded by idyllic countryside and field views is this beautifully presented semi-detached home in Longdon. The house benefits from a large living dining room leading into a traditional cottage style kitchen with solid wood work tops. The ground floor also consists of a good-sized playroom, with French doors leading onto a decked outdoor living area, as well as a modern downstairs WC and plenty of storage. Upstairs showcases three spacious bedrooms, with sought after views of the surrounding fields, as well as a bathroom with a stunning contemporary design. To the front of the house is a large front garden and a graveled drive way with parking spaces for 2 cars. The house is serviced by gas central heating and full double glazing throughout. A viewing is highly advised to appreciate the space and superb location this home offers to a growing family.

- Semi-detached family home
- Two spacious reception rooms
- Traditional style kitchen
- Ground floor WC
- 3 Double Bedrooms
- Modern Bathroom
- Front and Rear Gardens
- Sought after village location
- Field Views

**Reception Hall 2.97m x 1.17m (approx. 9'09 x 3'10)**

The front door opens into a bright reception hall, with stairs rising to the first floor from the right and storage to the left. The floor is laid with Brazilian slate tiles and doors leading into:

**Living Dining Room 3.04m x 6.35m (approx. 9'11 x 20'1)**

A large family space for living and dining with a stunning fireplace at its focal point. Having a window to the front and rear, this bright and spacious room has a door leading into:

space and superb location this home offers to a growing family.

Bordering the stunning Cannock Chase and Gentshaw Common, Longdon is the perfect choice of home for walkers and nature lovers. It is situated within the district of Lichfield, approximately three miles north of Lichfield, and south east of Rugeley. Residents are well served by a post office and convenience shop, mobile library and a great selection of drinking holes. The village also prides itself on a generous offering of clubs and societies. The location has convenient links to the A51, A38 and the M6 motorway network. From Lichfield Trent Valley and City train stations there are direct links to Birmingham and London in 1 hour 20 minutes, ideal for commuters.

**Kitchen 2.93m x 3.98m (9'07 x 13'0)**

A traditional kitchen with solid wood work-tops, consisting of cream base and wall units with space for a tall fridge, washing machine, tumble dryer, dishwasher and large oven and extractor fan. The French doors at the rear of the kitchen open onto an outside decked seating area for indoor-outdoor living and field views.

**Reception Room 2.98m x 3.34m (9'09 x 10'11)**

A spacious room currently used as a family playroom but ideal for a home office, with French doors leading onto a decked outdoor seating area.

**Ground Floor WC 1.52m x 1.16m (4'11 x 3'09)**

A convenient ground floor WC, this toilet comprises of a white toilet and wash basin with Brazilian slate floor tiles situated off the entrance hallway.



**Family Bathroom 2.41m x 1.88m (7'10 x 6'02)**

Having a white wash basin, WC and bathtub with shower attachment, this modern bathroom has a contemporary feel with a tiled splashback around the shower wall.

**Master Bedroom 3.33m x 3.09m (10'11 x 10'01)**

A spacious double bedroom with a window to the front and space for double wardrobes and dresser.

**Bedroom Two 3.33m x 3.04m (10'01 x 9'11)**

Another spacious double room with a window to the rear, overlooking the rear garden and surrounding fields.

**Bedroom Three 2.88m x 3.11m (9'05 x 10'02)**

The third and final double bedroom, situated at the end of the landing with a window to the front of the house.





## Outside

The apartment is situated at the far-left side of the complex, enjoying a quieter location away from the public lakeside. To the front is a walled private terrace providing a charming space for outdoor seating, and within the landscaped communal courtyard there are two allocated parking spaces.



Floor Plan  
in Progress

**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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** 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.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.