



## 2 bed detached bungalow to buy in WS15

Cumberledge Hill, Cannock Wood, Rugeley, Staffordshire, WS15 4SB

**£250,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Detached Bungalow
- ✓ Two Bedroom
- ✓ Lounge
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

0121 661 8465  
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\* REDUCED \*\* NO UPWARD CHAIN \*\*

Pattinson auction are delighted to offer this well presented detached bungalow situated in the sought after village location of Cannock Wood within an area of natural outstanding beauty.

The property is set back from the road, approached via a long gravelled driveway and comprises reception hall, lounge, conservatory, kitchen, two bedrooms and a bathroom.

Outside there are front and rear gardens, garage and open country views.

Call now to arrange your viewing!

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

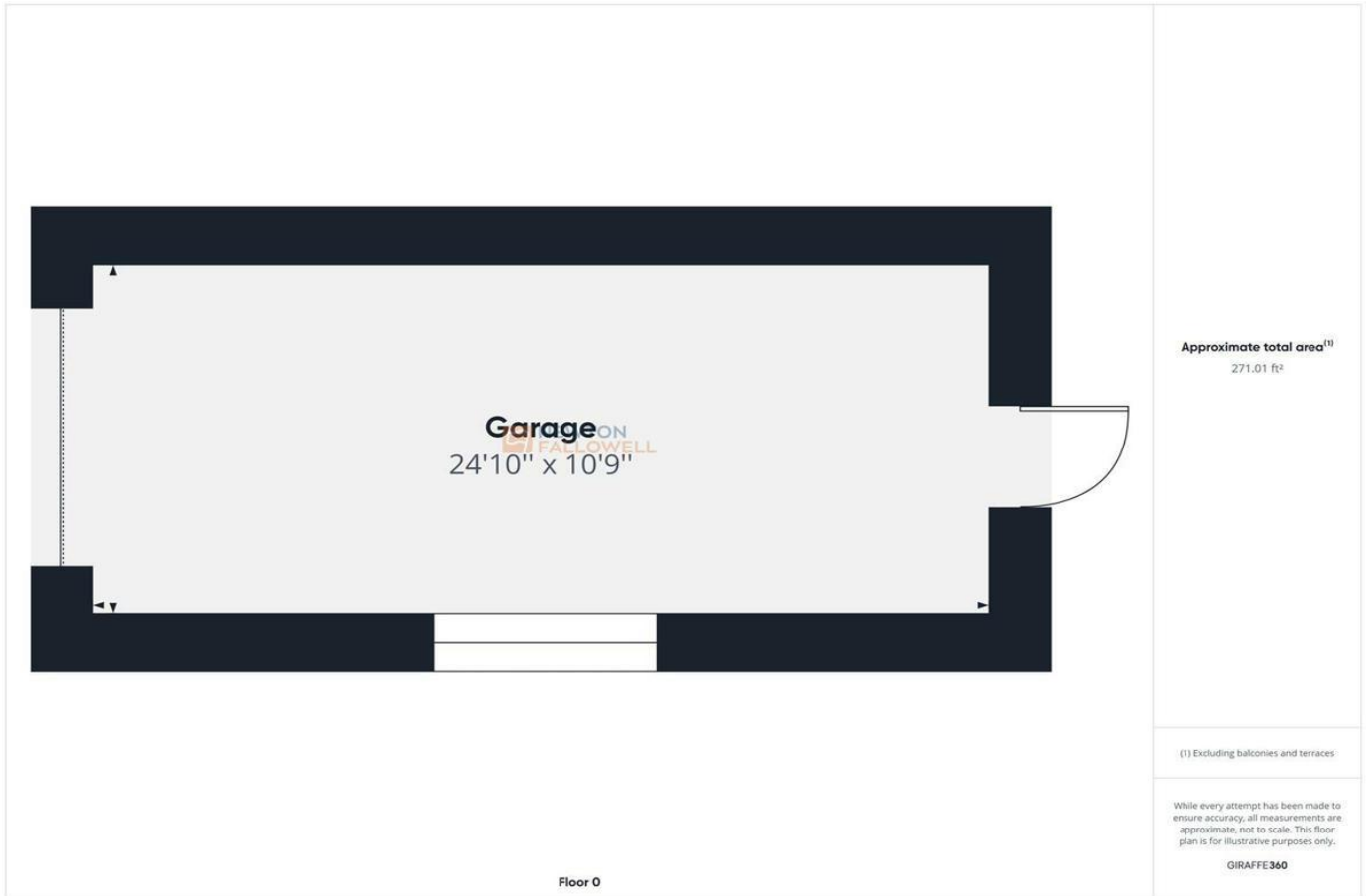
Heating: Gas


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S4</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Cumberledge Hill, Cannock Wood, Rugeley, Staffordshire, WS15 4SB

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,  
midlands@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

