

Briarwood Mews

Armitage, WS15 4BG

John 
German





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£450,000

This stunning family home situated in the popular village of Armitage offers spacious accommodation over three floors and has recently been improved and modernised throughout.

This gorgeous family home is situated on a small private development built by Walton Homes in 2006 in the ever-popular village of Armitage. The village offers a range of amenities including Carthys tackle fishing shop, a choice of local convenience stores, restaurants, takeaways and a village pub. For commuters living in the village there are a choice of four train stations locally, two being in the nearby market town of Rugeley and two in the cathedral city of Lichfield, which offer local and cross county services with London Euston taking approximately 1 hour 45 minutes, making this an ideal spot for commuters working in the Capital.

Nearby road links include the A51, A38 and M6 motorways and for families, the property sits within the catchment area for Croft Primary school located less than a five minute walk away, and for secondary schools there are the nearby schools of Netherstowe, Friary, or King Edwards.

Set behind a low brick wall, a paved path leads to the UPVC entrance door opening into the hallway with herringbone effect laminate flooring and stairs rising to the first floor landing, a useful understairs storage cupboard and a guest cloakroom/WC.

From the hall a door leads into the home office which has a window to the front aspect and continuation of the herringbone style laminate flooring. Also leading off the hall is the living room with dual aspect windows to the front and side aspects.

The current vendors have cleverly redesigned and extended the rear of the house to create a beautiful open plan 'live in' kitchen with a large roof lantern, cosy electric feature fire, UPVC window and French doors opening out to the garden and a bar area for entertaining. The modern kitchen is fitted with an extensive range of wall and base units with inset Belfast sink and integrated appliances including dishwasher, double oven, microwave and a centre island unit with four burner gas hob, two ring induction hob and extractor above.

From the kitchen a door leads into the utility room which has further matching units, inset stainless steel sink, Miele washing machine and AEG tumble dryer. A window faces the front of the property and a door leads into the garage.

On the first floor landing the main bedroom has dual aspect windows to the front and rear, built-in wardrobes and an en-suite bathroom comprising bath with shower over and glazed screen, wash hand basin and low level WC.

On this floor there are three further bedrooms and the family bathroom which also comprises a three piece suite with shower over the bath.

Moving to the second floor, you will find two further double bedrooms and a storage cupboard housing the hot water cylinder.

Outside to the rear the fully enclosed garden has been re-landscaped by the current owners to create a wonderful outdoor entertaining space with an extensive patio seating area, lawned garden with railway sleeper edging, outdoor lighting and a bar area perfect for hosting summer BBQ's.

The property has two parking spaces in addition to the garage, with further visitor parking available.

Agents Notes: There is a communal estate charge of £28 per month. The property is situated off a private road. The boiler was last serviced in 2020.

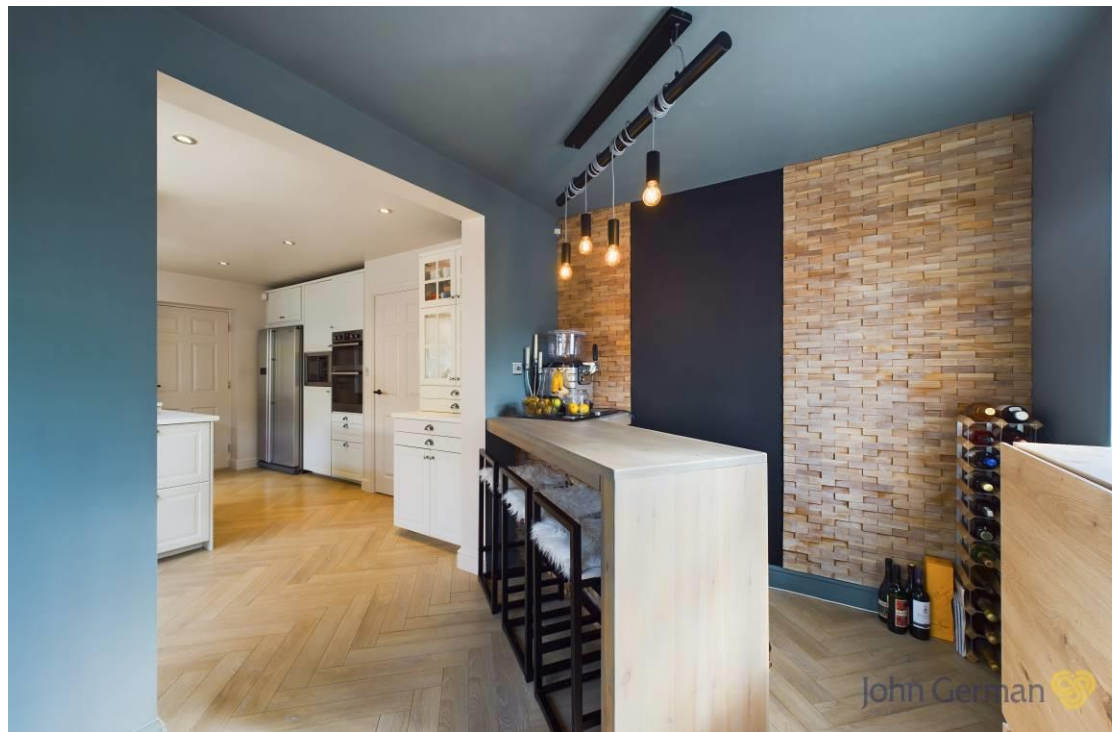
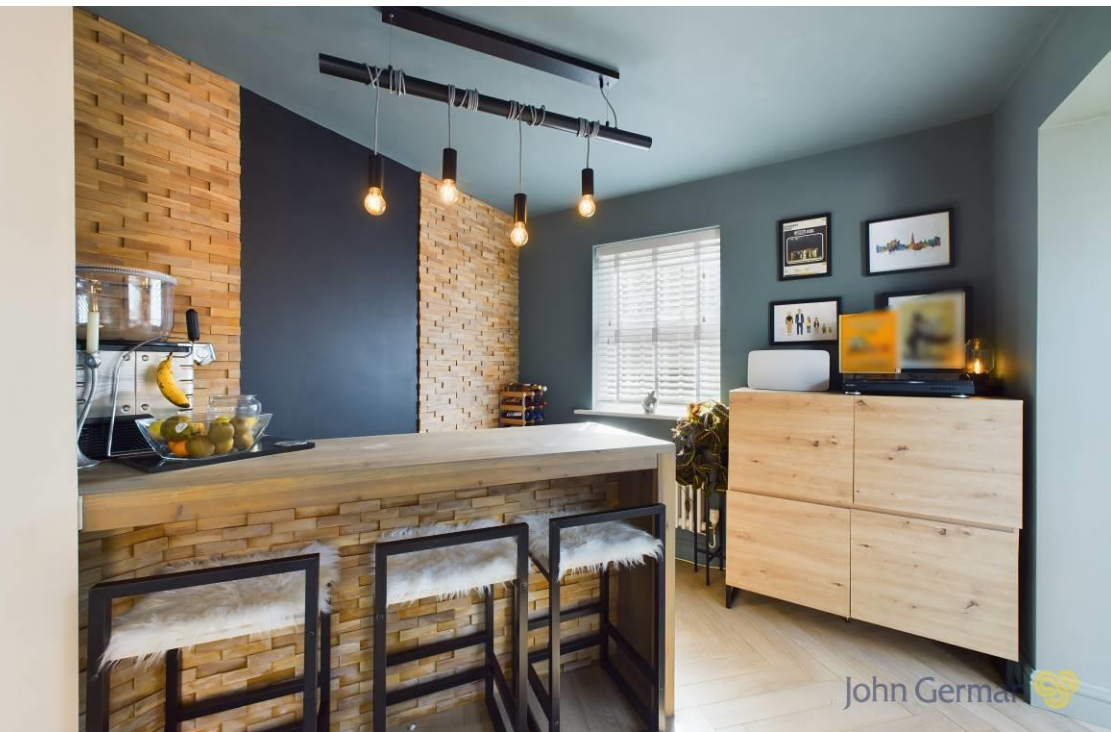
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.lichfielddc.gov.uk

Our Ref: JGA/11062021/07082024

Local Authority/Tax Band: Lichfield District Council/Tax Band E



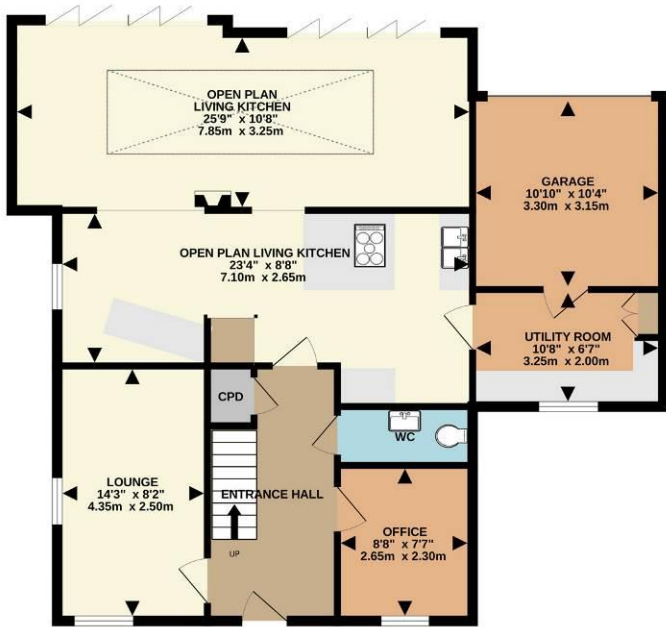




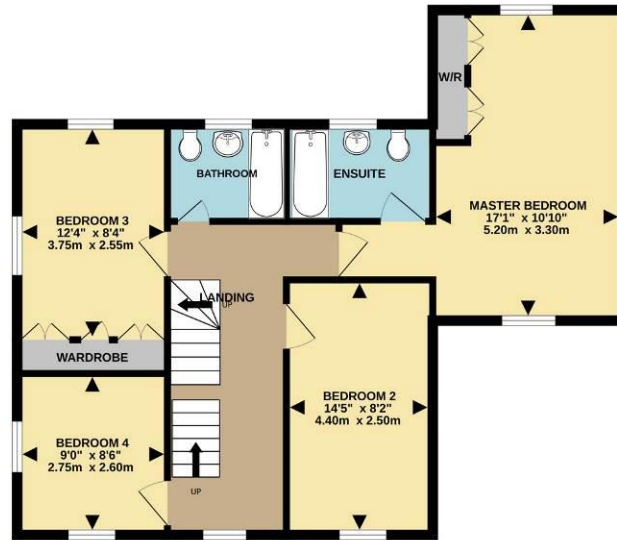




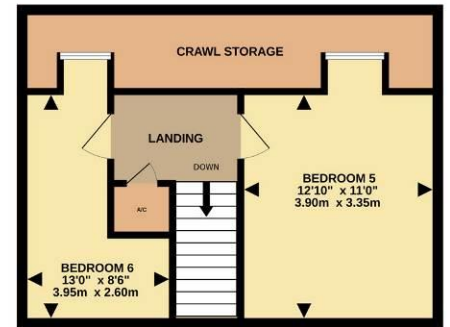
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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