

Ford Way

Armitage, Rugeley, WS15 4BX



A superbly presented three bedroom dormer bungalow situated in the popular village of Armitage with Handsacre and being offered to the market with no upward chain.

£240,000

John German 

This delightful three bedroom bungalow is situated on Ford Way in Armitage With Handsacre, a popular village located approximately six miles from the Cathedral city of Lichfield and just four miles from the nearby market town of Rugeley. The village offers a range of amenities including village shops, post office plus a choice of takeaways and pubs. For local schooling it falls into the catchment area for Hayes Meadow Primary School, in the adjoining village of Handsacre, and for secondary is the Hart School in Rugeley. For commuters, nearby road links include the A51, A5 and M6 motorways, as well as the choice of train stations in the nearby city of Lichfield and market town of Rugeley, offering local and cross-country services.

The property has been tastefully decorated and finished to an excellent standard throughout. There is a spacious open plan living area with lounge-diner and newly fitted modern with a range of integrated kitchen appliances.

There is a welcoming open reception hallway, a modern fitted shower room and two double bedrooms on the ground floor. Upstairs there is a third double bedroom with two Velux skylights and a modern fitted shower room.

Outside the property features a delightful private low maintenance rear garden with large patio seating area and a generous range of plants, trees and shrubs. To the front of the property is a large driveway providing parking for several vehicles.

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

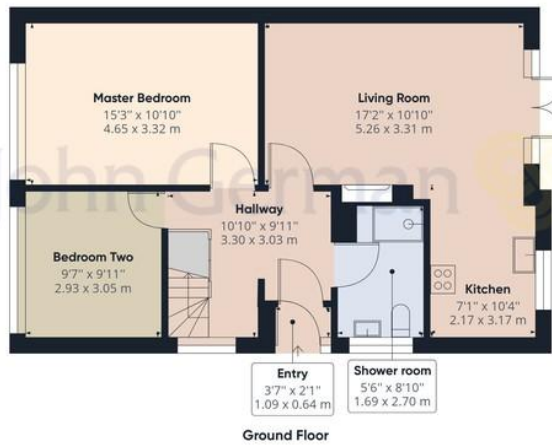
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA12092023

Local Authority/Tax Band: Lichfield / Tax Band B



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

935.62 ft²

86.92 m²

Reduced headroom

62.56 ft²

5.81 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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