

Rugeley Road

Armitage, Rugeley, WS15 4BG

John German





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£425,000

A stunningly presented and upgraded mews home with high quality fittings and stylish contemporary décor throughout together with a garage, driveway and walled garden.

Originally built by Walton Homes in 2006, occupied only by our vendors and the recent subject of many impressive refurbishment works including a Magnet kitchen, the extensive use of Porcelanosa fittings in the bathroom, en suite and guest's cloakroom which together with all ground floor rooms are complemented by contemporary LVT and tiled flooring.

With picturesque canalside walks along the Trent and Mersey canal accessible within a few minutes, this delightful home will have an appeal to all age ranges and family types.

The property is gas centrally heated and uPVC double glazed throughout and offers a front main entrance that leads you into the reception hall with staircase to the first floor and a beautifully appointed and fully tiled two-piece guest's cloakroom.

The family sized front facing lounge has two windows with fitted blinds, LVT flooring laid to a herringbone design and a feature tiled media and fireplace wall with recessed flame effect electric fire.

The real heart of this home is undoubtedly the large open plan dining kitchen with views of and direct access into the walled courtyard garden. Refitted with a full range of white high gloss Magnet units and marble style worksurfaces and splash back detail, with a bespoke inset sink unit and instant hot water tap, induction hob, built in oven, dishwasher, fridge and freezer, wine cooler and plate warmer.

Leading off the kitchen is a compact sized laundry/store cupboard that has space and plumbing for an automatic washing machine and also houses the gas central heating boiler and storage as well.

On the first floor a good sized landing gives access to the four bedrooms, family bathroom, shelved linen cupboard, airing cupboard and hatch access to the part boarded loft space. The master bedroom has two rear facing windows with fitted shutters, a range of built in wardrobes and LVT flooring together with access into an outstanding en suite bathroom with Porcelanosa three piece suite and fully tiled walls and floor.

Bedroom two is an excellent sized front facing double room with built in wardrobes. Bedroom three is also a double sized room with dual aspect windows and bedroom four which is currently used as a home office would also make a double sized room. All bedrooms are easily accessible to the luxury refitted family shower room with a walk-in glass screened showering area, two shower heads, low level WC and a wash hand basin/vanity unit, all fully tiled.

Outside a single garage has an electric roller shutter door, electric light and power points. Driveway parking is in front of the garage. There is a low maintenance front walled garden with gravelled beds and superbly presented walled rear courtyard garden with a large and modern stone tiled patio, stone walled raised planter, trellis screened walls, astroturf feature with illuminated edging, slate shaded border and barbeque area together with a maturing tree and feature grasses.

Agents Note: The areas of communal private drive at this development are subject to a current yearly service charge of £250 to cover the costs of maintenance, communal lighting, gardening and insurance. Managed by HLM Properties Ltd.

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.

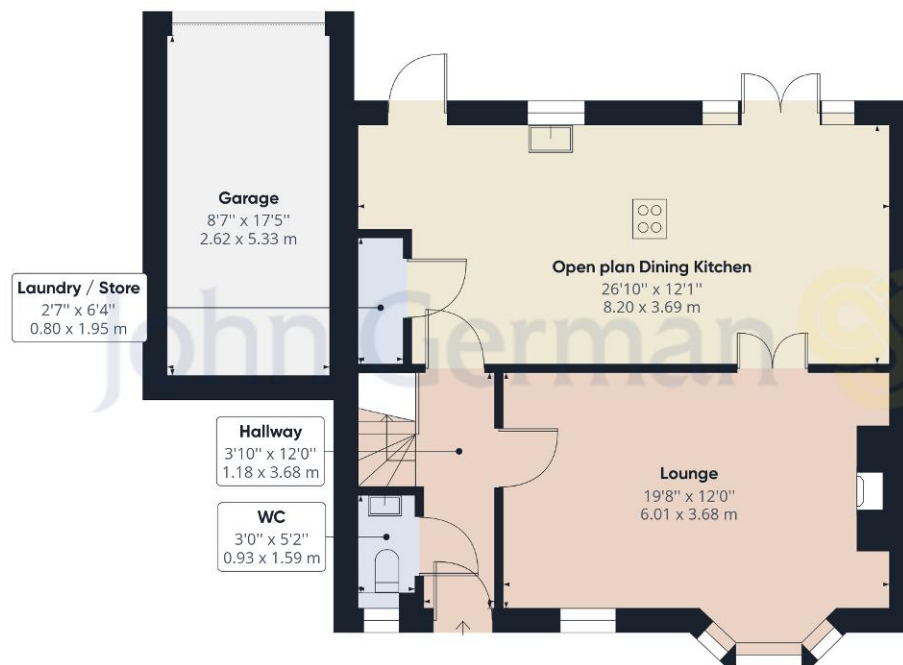
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.lichfielddc.gov.uk

Our Ref: JGA/30102023

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





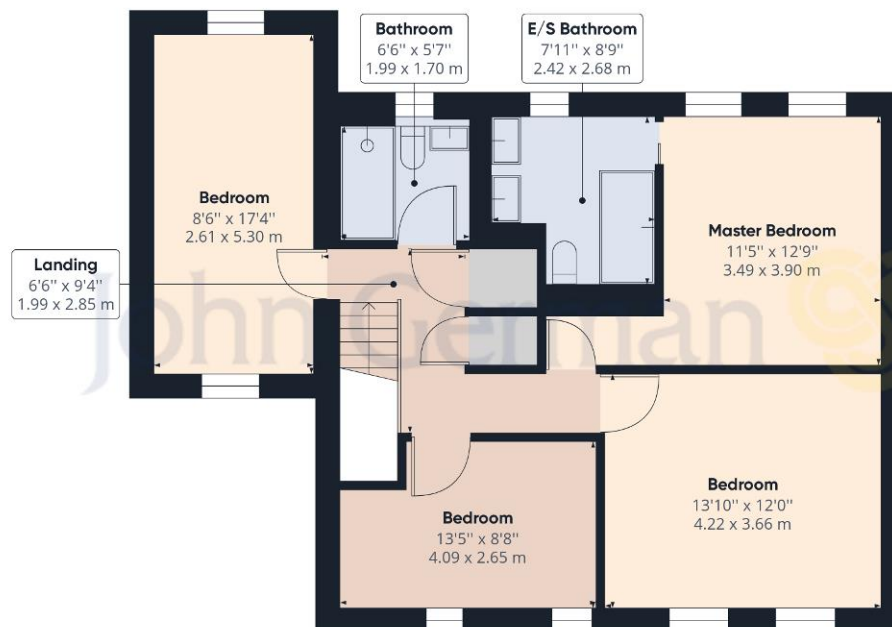


Ground Floor

Approximate total area⁽¹⁾

1594.63 ft²

148.15 m²



Floor 1

(1) Excluding balconies and terraces

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

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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		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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