

Armitage Road

Brereton, Rugeley, WS15 1BZ

John 
German





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£475,000

A most attractive traditional detached house which is tastefully presented throughout. Occupying an impressive plot with spacious brick block drive providing parking for several vehicles and there is also the benefit of a detached double garage. Great location situated in an established and desirable road and within walking distance of the town centre.



Canopy porch leading to a reception hall which provides a most welcome introduction to this lovely property and has a tiled floor, feature wall covering to one wall, stairs rising to the first floor landing with useful understairs cupboard and in addition there is built in cloaks cupboard. Guest cloakroom having a pedestal wash basin, WC and tiled floor. Charming sitting room having a traditional fireplace with wooden surround, cast inset, hearth and an open fire. Front facing box bay window. Elegant and particularly well proportioned lounge, again having a front facing box bay window and attractive fireplace with coal effect fire. Patio door open to a particularly spacious conservatory.

Excellent dining kitchen which has an extensive range of wooden high and low level units with contrasting granite effect work surfaces and a recessed one and half bowl sink and drainer. There is an attractive central island with granite work surfaces and further base cupboards beneath. Integrated appliances comprise gas hob with extractor canopy above, split level double oven, fridge and dishwasher. There are tiled splashbacks, tiled floor and ample space for a dining table. Utility having a range of useful built in cupboards, tiled floor and wall mounted gas boiler.

First floor gallery landing, off which leads three excellent double bedrooms. The principal bedroom being exceptionally spacious and having a comprehensive range of fitted bedroom furniture and a beautifully appointed en suite which has a spacious shower with both conventional and waterfall heads, pedestal wash basin, low flush WC, half height tiling, chrome vertical towel radiator and attractive floor covering. The second bedroom also has fitted bedroom furniture.

Luxurious family bathroom which has a spacious shower with conventional and waterfall heads, bath with mixer tap and shower head, there are twin circular wash basins set into a wash stand and having integrated cupboards beneath, WC, tiling to all wet areas, downlighting and chrome vertical towel radiator.

Outside, the property stands well back from the road and there is lawn garden with mature hedge, side border and spacious block paved drive which extends through a gate to the side of the property leading to a further exceptionally spacious brick block paved drive to the rear of the house which provides parking for several vehicles and gives access to the detached double garage. There is a sun deck and beyond which lies a lawn with mature borders.

The property is conveniently situated within easy access of Rugeley town centre, the county town of Stafford and the cathedral city of Lichfield. Rugeley has a railway station with services to Birmingham city centre. The M6 toll is just outside of Lichfield and provides direct access into the national motorway network.

Agents notes: The property is situated in an area that was previously mined.

There are charges and registers appertaining to the property and a copy of the Land Registry document is available to view upon request.

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

Property construction: Brick. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

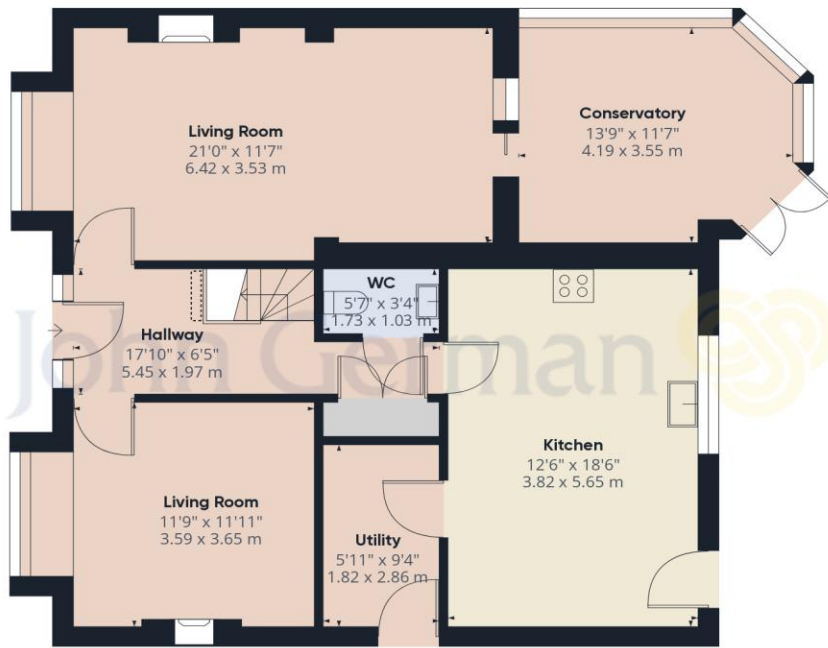
Local Authority/Tax Band: Cannock Chase District Council / Tax Band E

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

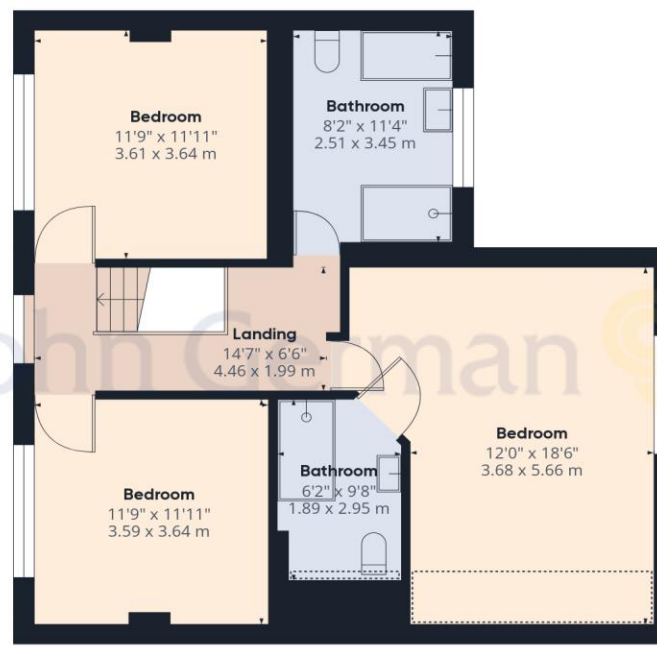
Our Ref: JGA/13032024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2053.68 ft²

190.79 m²

Reduced headroom

33.19 ft²

3.08 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.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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