

Peak Close

Armitage, Rugeley, WS15 4TY

John 
German





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£289,950

A well maintained three bedroom detached house with light and bright, neutrally themed décor throughout, en suite and main bathroom, conservatory, private gardens and no upward chain.



Located on this very popular development that leads off Shropshire Brook Road, here is a great opportunity to buy an affordably priced three bedroom detached house that is in very tidy order but also offers potential for change and maybe enlargement to a buyers own taste and specification.

It is within a walking distance of all village amenities including the primary school, doctors surgery, a variety of independent retailers and pubs not to mention close to the Trent & Mersey canalside walking opportunities.

The property is gas centrally heated and uPVC double glazed and offers a long through entrance/reception hall that has a built in cloaks storage cupboard and laminate flooring. There is access to the front facing refitted kitchen with its full range of high gloss base and wall units with contrasting worktops and splash back tiling. There is a fitted sink unit and built in appliances to include an electric oven, induction hob, extractor hood, dishwasher, fridge and freezer.

Stretching the full width of the property is an excellent sized lounge/dining room with garden views and conservatory access together with staircase to the first floor and a feature brick fireplace surround and gas fire. The double glazed uPVC conservatory provides useful and versatile additional space and has double door access to the rear garden.

On the first floor a centre landing with built in store and airing cupboard gives access to the three good sized bedrooms and family bathroom. There is also an access hatch to the loft space.

Bedroom one is a front facing double room with built in wardrobes and its own three piece refitted en suite shower room. Bedroom two is a rear facing double bedroom with a further range of built in wardrobes and bedroom three would make an ideal guest bedroom or study.

The bathroom is part tiled and has a pale pink suite to comprise bath with shower, low level WC and wash hand basin.

Outside a single integral garage has an electric roller shutter door and the wall mounted gas central heating boiler. There is block paved driveway parking in front of the garage together with a lawned and shrubbery stocked front garden.

There is gated access to the right hand side of the house and useful lean to garden store to the left hand side. The rear garden is most privately enclosed and established that offers a patio area, lawn, small ornamental pond and a mature range of shrubbery and perennial planting.

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

Property construction: Brick **Parking:** Drive **Electricity supply:** Mains

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

Broadband type:

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: Lichfield District Council / Tax Band D

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

Our Ref: JGA/20062024

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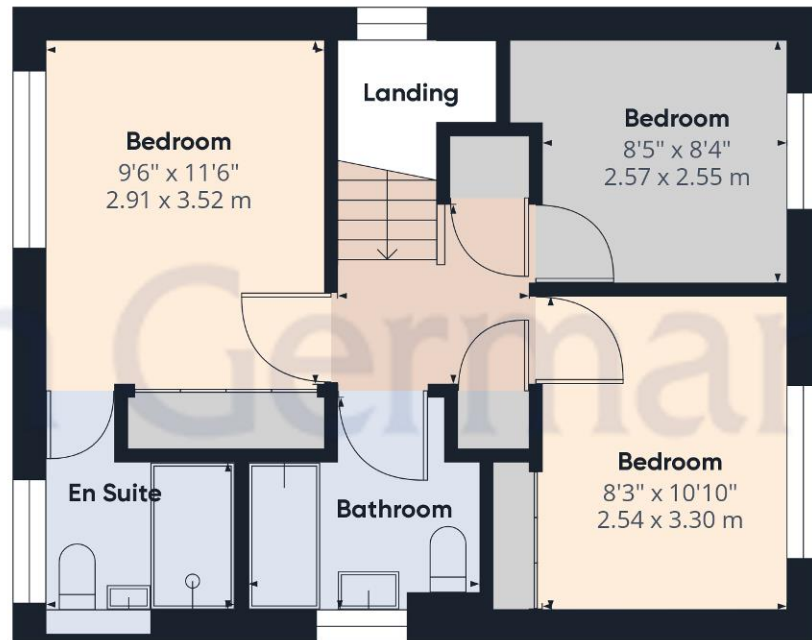


Ground Floor

Approximate total area⁽¹⁾

1064.71 ft²

98.92 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

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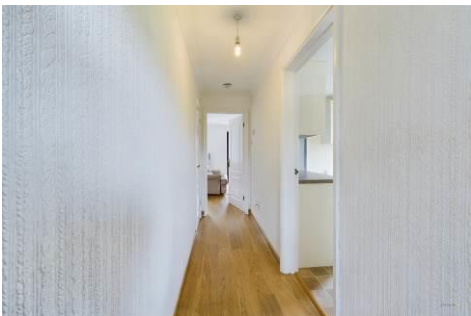
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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