

Chase View

Armitage, Rugeley, WS15 4UX

John German 



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£365,000

A stylishly presented and much extended four bedroom detached house, located opposite an attractive open green and within easy reach of all village amenities.

Located just off Shropshire Brook Road, Chase View is a very pleasant cul-de-sac with open green aspect to the front and an ideal location for purchasers that want to be close to the village centre. This property offers much more accommodation than first impressions may suggest and offers a semi open plan design with some individual design and character features.

The property is gas centrally heated and uPVC double glazed and offers a front main entrance that leads you into an entrance hall, off which leads a front facing reception room that would make an ideal home office or study and has a two-piece fitted guest cloakroom leading off.

The front facing lounge has an attractive timber finished floor, bay window and a feature fireplace.

Access to the spacious separate dining room is via the lounge or kitchen, and this room features a stone tiled floor and open access to the adjoining sitting room with its high vaulted ceiling and skylights, double doors and high framed windows overlooking the rear garden and patio.

Also positioned at the rear of the property and overlooking the garden is a fully fitted pale grey kitchen with an extensive range of base and wall units, contrasting worktops and splashback tiling, an acrylic sink unit and mixer tap, built-in oven and microwave, gas hob, extractor hood, dishwasher, fridge/freezer and washing machine.

The first floor landing gives access to the four bedrooms, family bathroom and airing cupboard.

The front facing master bedroom has two windows, built-in storage cupboards and access to its own three piece ensuite shower room with half height tiling.

Bedroom two is a further front facing double room with a full width range of built-in wardrobes. Bedroom three is a double room that overlooks the rear garden, and bedroom four would make an ideal children's single bedroom.

The family bathroom has been reappointed to offer a contemporary white and chrome suite with metro tiling to include a bath with shower over, low level WC and wash hand basin/vanity unit.

Outside, driveway parking at the front of the house sitting adjacent to a lawn and shrubbery border front garden. Gated side entrance leads to a part covered side area that is useful for garden storage and also has an electric vehicle charging point and an outside water tap.

The rear garden offers a privately enclosed space with fence boundaries, generous size patio area, lawn and well stocked borders and a very useful uPVC double glazed garden room that offers potential for a variety of uses.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Off road **Electricity supply:** Mains **Water supply:** Mains

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

Broadband type: Fibre 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

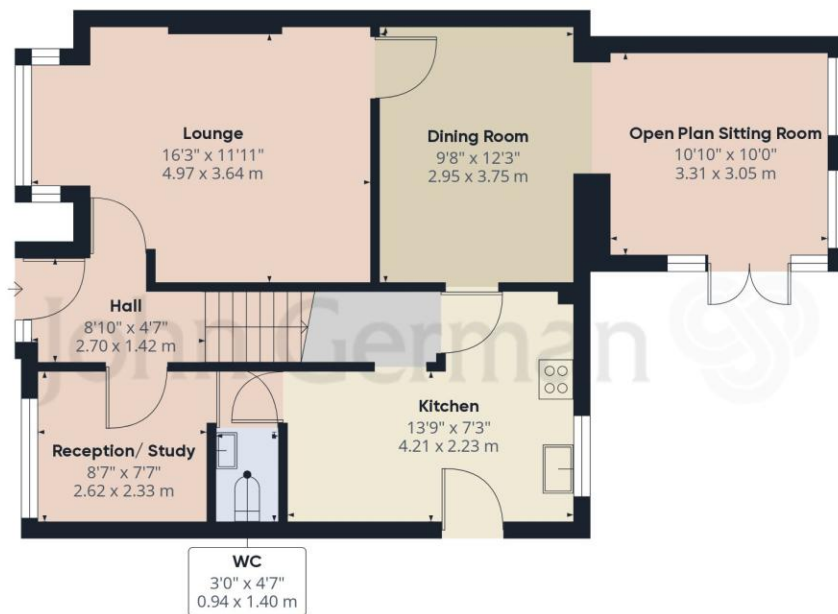
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA20092024

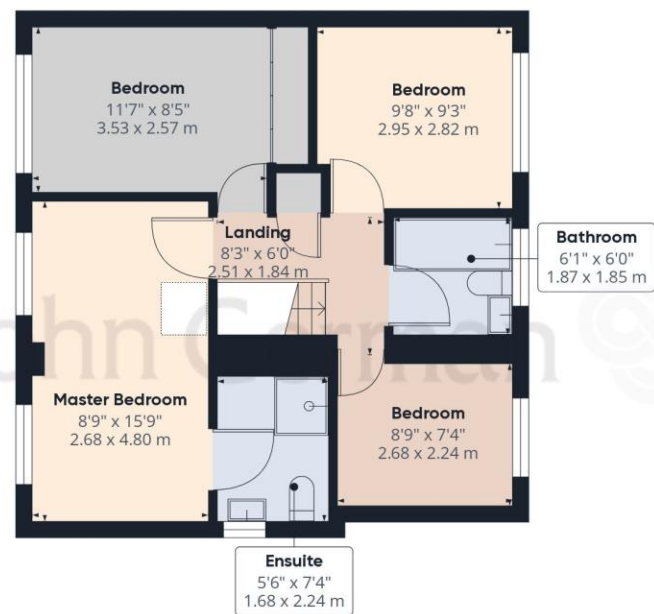
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Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1326.87 ft²

123.27 m²

(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.



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.

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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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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