

# Shelley Close

Armitage, Rugeley, WS15 4UW

John German



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£365,000

An executive style detached family home located in a quiet cul-de-sac position within the popular village of Armitage.



This detached family home is located within a sought after cul-de-sac on the popular Shropshire Brook estate within the popular village of Armitage. The village offers a range of local amenities including shops and village pubs and is ideally situated for commuters having two train stations and nearby road links include the A51, A38, A5 and M6 toll road. The property falls into the catchment area for Hayes Meadow Primary School located within the village and The Hart School in nearby Rugeley. The nearby cathedral city of Lichfield offers a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of pubs, bars and even a Michelin star restaurant. For local families this property falls into the catchment area for The Croft Primary School located within the village, and for secondary school its The Hart School on Penkridge Bank Road in the nearby market town of Rugeley.

Internally the property comprises uPVC entrance door opening into the welcoming hallway with mosaic style flooring, carpeted stairs rising to the first floor landing and doors leading off into the integral garage and a door opening into the living room. The spacious living room has a walk-in uPVC double glazed bay window fitted with plantation style shutters to the front aspect, carpeted flooring, ceiling light point, a chimney breast housing the wood burning stove making this a warm and cosy room, and an opening leading into the dining room. The open plan kitchen/dining room has Kamdean flooring, two ceiling light points, uPVC double glazed window to rear aspect, French doors leading out to the rear garden and useful understairs storage cupboard. The kitchen itself is fitted with a range of matching wall and base units with work surfaces over, tiled splashbacks, inset ceramic sink with mixer tap over and space for freestanding cooker with extractor above. From the kitchen a door leads off into the useful utility room with space and plumbing for a washing machine, base units with an inset stainless steel sink with drainer, tiled splashbacks, a door leading out to the side of the property and a door leading off into the guest WC.

Upstairs there are four well proportioned bedrooms, three doubles and one smaller single. The master bedroom has carpeted flooring, uPVC double glazed window to the front aspect, ceiling light point, fitted wardrobes and a recently re-fitted en-suite shower room. Bedroom two is a further generously sized double bedroom with wooden effect laminate flooring, uPVC double glazed window to the front aspect, spotlights to the ceiling and a walk-in wardrobe space. Bedroom three is another double bedroom with wooden effect laminate flooring, ceiling light point and a uPVC double glazed window to the rear aspect overlooking the rear garden. Last but by no means least is bedroom four, a versatile space ideal as a single bedroom or dressing room or even home office. Completing the first floor is the family bathroom comprising floor to ceiling tiles, low level WC, wash hand basin, white panelled bath, chrome style heated towel rail, spotlights to the ceiling and an obscured uPVC double glazed window to the rear aspect.

Outside to the front of the property is a lawned front garden and a tarmac driveway providing off-road parking and access into the garage with up and over door. To the rear of the property is the generously sized fully enclosed private rear garden with large lawned area, patio seating area and a variety of plants and shrubs. Behind the property is a woodland area creating a real feeling of privacy for the garden.

**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:** Drive & garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Mains.

(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

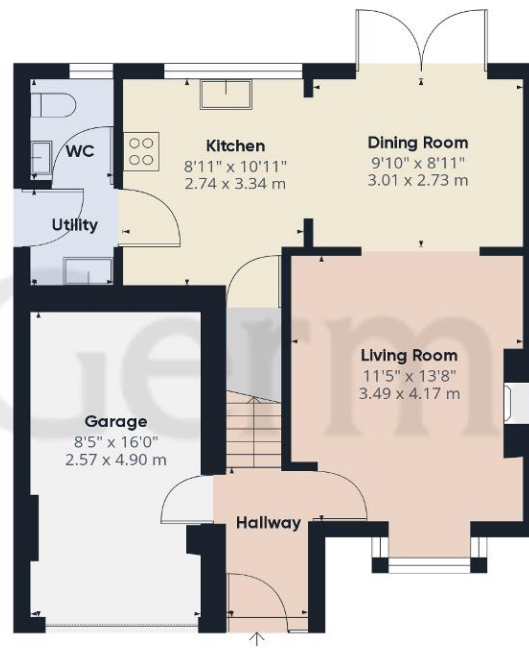
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/31102024

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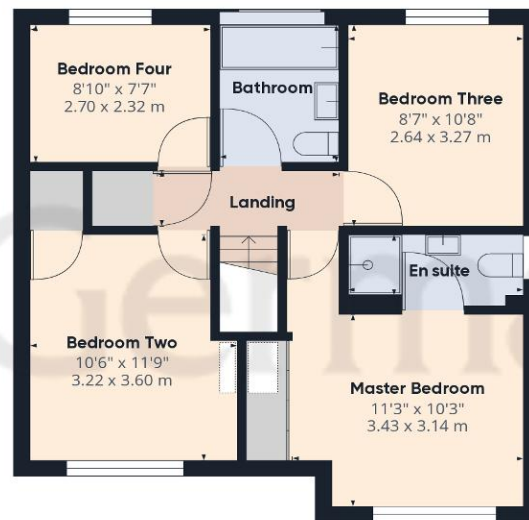


Ground Floor

Approximate total area<sup>(1)</sup>

1119.87 ft<sup>2</sup>

104.04 m<sup>2</sup>



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.

Calculations are based on RICS IPMS 3C standard.

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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		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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