

Shelley Close

Armitage, Rugeley, WS15 4UW



John German 

An attractive semi-detached family home nestled in a quiet cul-de-sac in the popular village of Armitage.

£230,000



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This semi-detached family home is located in a sought after cul-de-sac on the popular Shropshire Brook estate within the 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 entrance door opening into the hallway with laminate wooden effect flooring, carpeted stairs rising to the first floor landing and door leading off into the L shaped living/dining room which has carpeted flooring, chimney breast housing the electric log burner style fire, and window to the front aspect. From here, double doors open into the conservatory and a door leads into the kitchen which is fitted with a range of matching wall and base units with laminate worksurfaces over, inset sink with drainer and mixer tap over, inset gas hob, integrated double oven and space for two freestanding appliances and a fridge/freezer. There is a window to the rear aspect and a door to the side. Spanning the full width of the property is the conservatory which has a door leading out to the rear garden.

Upstairs there are three bedrooms and a family bathroom; there are two generously sized double bedrooms and one smaller single bedroom ideal as a nursery or home office, The family bathroom comprises low level WC, wash hand basin and bath with shower over.

Outside to the front of the property is a lawned front garden with adjacent driveway and to the rear of the property is a fully enclosed garden with paved patio seating area, lawned garden and large decking seating area with outdoor workshop.

Tenure: THE PROPERTY IS CURRENTLY LEASEHOLD BUT WILL BE FREEHOLD UPON COMPLETION. (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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 C

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

Our Ref: JGA/18112024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

780.82 ft²
72.54 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		112 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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