

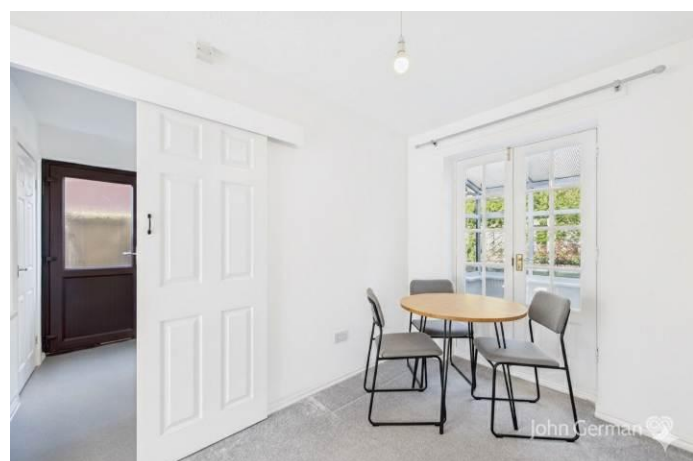
Wordsworth Close

Armitage, Rugeley, WS15 4UR



A detached family home offered to the market with no onward chain, nestled in a quiet cul-de-sac within the popular village.

£280,000



John German

This detached family home is located on a sought after cul-de-sac on the popular Shropshire Brook estate in 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.

The uPVC entrance door opens into the welcoming hallway with carpeted flooring, stairs rising to the first floor landing and a door opening into the living room.

There is a second generous reception room, currently used as a dining room, along with a separate conservatory. The kitchen is fitted with a contemporary range of matching white gloss wall and base units with worksurfaces over, a useful understairs storage cupboard, and door out to the side of the property.

Upstairs, there are three bedrooms; two generous double bedrooms and one smaller single bedroom, all of which are serviced by the family bathroom.

Outside, to the front of the property is a lawned front garden with adjacent driveway and detached single garage. To the rear of the property is an enclosed garden.

Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

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

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/>

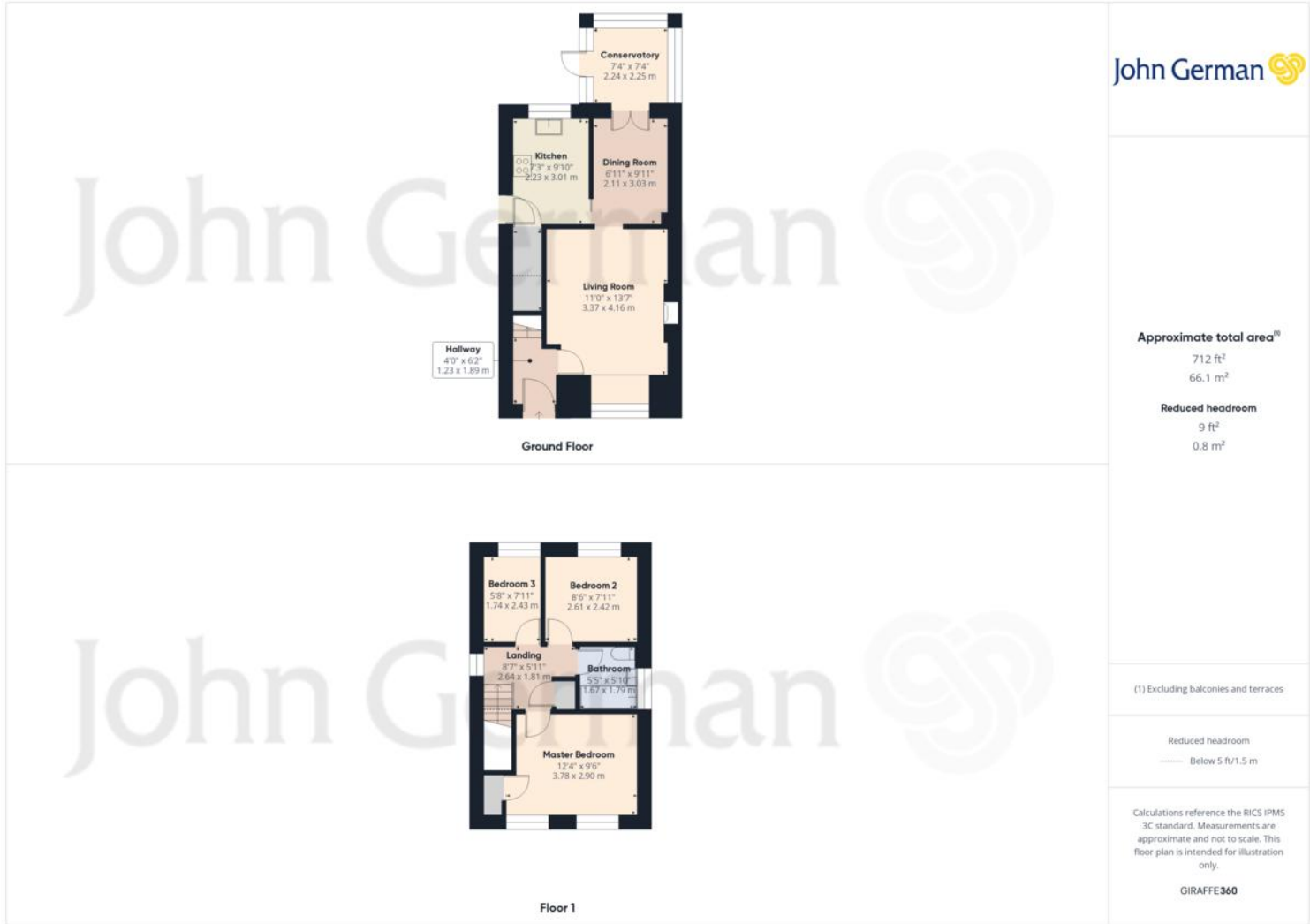
Local Authority/Tax Band: Lichfield District Council / Tax Band C

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

Our Ref: JGA/29092025

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents' Notes

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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.

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