

# Manor Court Drive

Armitage with Handsacre, Rugeley, WS15 4TF



A superbly presented three-bedroom detached family home situated in the ever popular village of Armitage with Handsacre.

£325,000

John German 

This detached family home has been superbly decorated, modernised and presented to create a wonderful modern family home, located on the popular Shropshire Brook estate within the popular village of Armitage with Handsacre. 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.

The entrance door opens into the hallway where a door leads into the spacious living room, which has a feature fireplace, carpeted flooring, stairs rising to the first floor landing and a uPVC double glazed window to the front aspect. An opening leads to the rear dining room, which has uPVC double glazed French doors opening out to the rear garden and a door leading into the kitchen.

The kitchen has been re-fitted with a modern grey kitchen, having an extensive range of matching wall and base units with fitted work surfaces over, a range of integrated appliances, a uPVC double glazed window to the rear aspect, ceiling light point and wooden style flooring. There is a door into the separate utility area, which has a door out to the side of the property and a door to the downstairs WC.

On the first floor there are three double bedrooms and a family bathroom accessed from the landing. The master bedroom benefits from a modern re-fitted en-suite shower room.

Outside, to the front of the property is a driveway providing off-road parking for two to three vehicles and access into the single garage with power, lighting and up and over door. A secure side gate leads to the walled enclosed rear garden with a beautiful, paved patio seating area, lawn, garden shed, and well stocked borders with a variety of plants and shrubs.

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

**Our Ref:** JGA/02032026

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Ground Floor



Floor 1



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Approximate total area<sup>m</sup>

1059 ft<sup>2</sup>  
98.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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