

Dawes Close

Armitage, Rugeley, WS15 4BE

John
German



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£180,000

An appealing semi-detached house with a full-width lounge, spacious main bedroom, integral garage and great access to Lichfield and Rugeley.

The property is set in a residential location with Armitage's local amenities to hand and only about a 10 minute drive to either Lichfield or Rugeley.

The entrance door opens into the hall with a useful doaks cupboard. The full width lounge has staircase leading to the first floor, a window to the rear aspect and a sliding patio door leading out to the rear garden.

The breakfast kitchen has a range of base and wall cupboards with work surfaces and inset sink unit, a front aspect bow window and a Gloworm gas central heating boiler.

On the first floor the landing has loft access and an airing cupboard. The main bedroom is very generously sized and has a front aspect window and a built-in double wardrobe. The second bedroom also has a built-in wardrobe and a window to the rear and bedroom three is also situated to the rear.

Completing the accommodation is the spacious bathroom which has a WC, blue wash basin and a blue panelled bath with electric Triton shower over.

Outside the property has a driveway approach adjacent to a lawned foregarden. The driveway leads to the integral garage with up and over door. There is side entry leading to the entrance door and the rear garden which has a paved patio with lawn beyond, central pathway and a variety of shrubs.

Tenure: The property is to be sold on a freehold basis - currently it is leasehold but the vendor will be making a purchase of the freehold imminently. (purchasers are advised to satisfy themselves as to the tenure via their legal representative)

Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

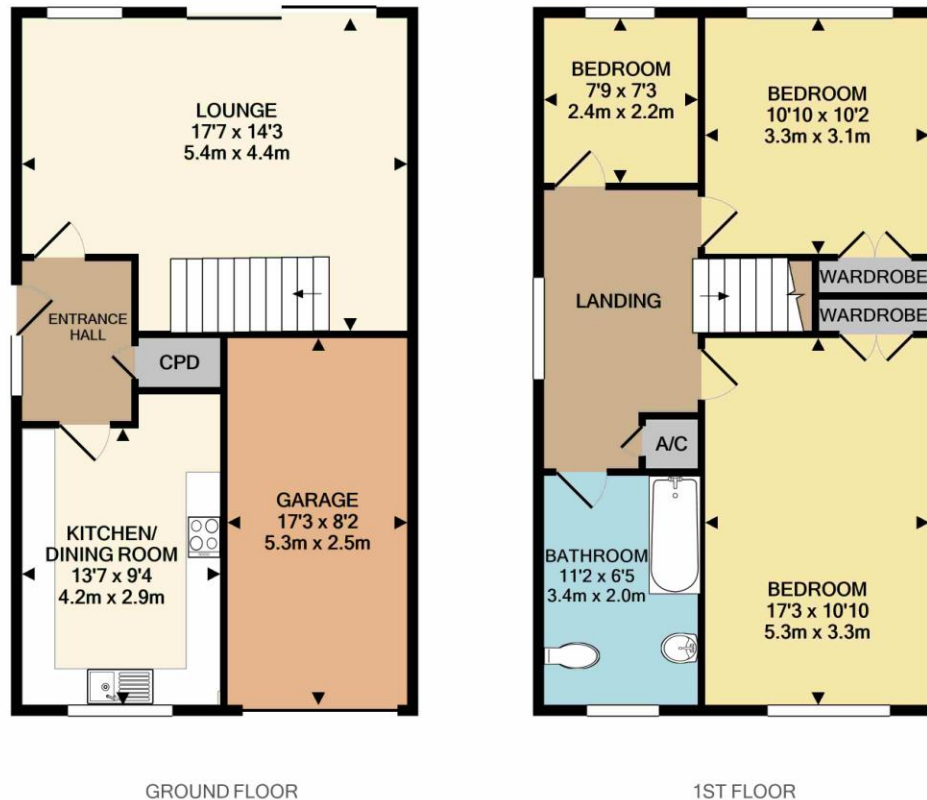
Useful Websites: www.environment-agency.co.uk; www.lichfielddc.gov.uk/planning

Our Ref: JGA/11022020

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







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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



Agents' Notes

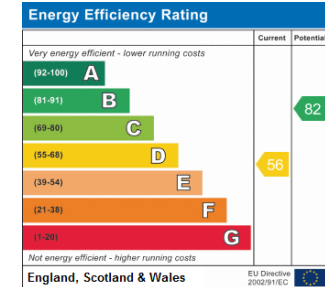
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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