

Armitage Road

Brereton, Rugeley, WS15 1BZ

John 
German





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£340,000

This beautifully presented four bedroom detached family home is positioned on a spacious plot within close proximity of Rugeley town centre, with potential to develop (subject to relevant permissions).



This beautifully appointed family home sits back off the road on a spacious plot with large front and rear gardens. A path leads to the front door that opens into the hallway with stairs rising to the first floor and doors off to the two reception rooms.

The light and spacious living room has uPVC double glazed windows to the side and front aspects, electric fire and sliding doors into the conservatory that has a laminate floor, wall heater and French doors out to the rear garden.

A door leads from the living into the kitchen that offers a useful under stairs pantry cupboard, tiled floor and a range of base and wall mounted units together with a stainless steel sink and drainer with mixer tap over, cooker, gas hob and extractor above. There is space and plumbing for a dishwasher and space for a freestanding fridge freezer. A window overlooks the rear, and a window looks into the conservatory. Doors lead off to a guest's WC and the utility room that has plumbing for a washing machine and space for a condensing tumble dryer, plus space for additional freezer, and a door out to the rear garden.

Completing the first-floor accommodation is the dining room that has windows to the front and side aspects, and a door to the hall.

On the first floor the master bedroom is a spacious room with two front facing uPVC double glazed windows, bedrooms two and three are both well-proportioned rooms and bedroom four is a good sized single that could also be used as a study/home office if required. The family bathroom has a three-piece suite including an electric shower over the bath, fully tiled walls and a window to the rear.

Outside

The rear garden has been lovingly maintained and has a paved patio with good sized lawn beyond with winding path surrounded by abundantly stocked planting beds and display borders. There is also a greenhouse and two sheds.

A detached garage is located at the rear of the property with a driveway providing 3/4 vehicles, accessed via vehicular access off Garden Drive.

Note: The boiler was last serviced on 10th December 2019.

Tenure: Freehold (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.cannockchasedc.gov.uk

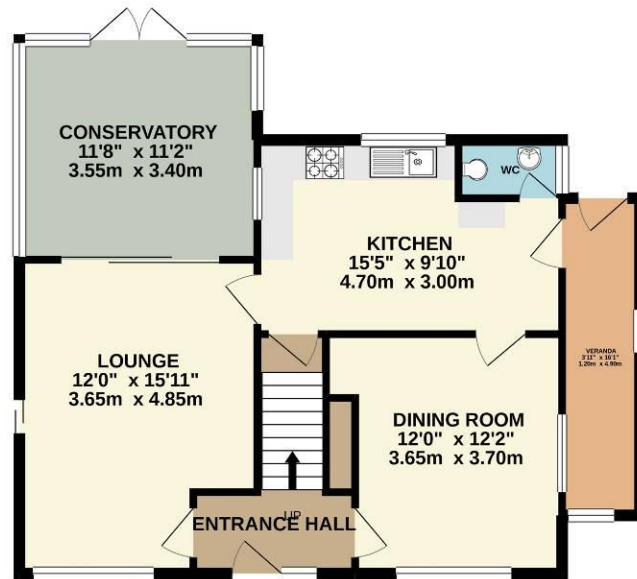
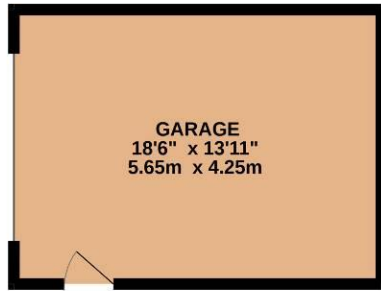
Our Ref: JGA/08102020

Local Authority/Tax Band: Cannock Chase District Council / Tax Band D

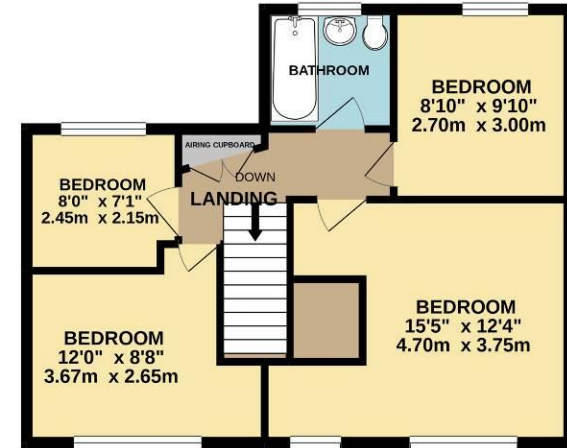




GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1519 sq.ft. (141.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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