

Lichfield Road

Armitage, Rugeley, WS15 4DE



This beautifully presented and extended family home is situated in the popular village of Armitage and offers spacious living accommodation with three bedrooms, a driveway and garage and is being offered to the market with No Upwards Chain.

Offers In Excess Of £220,000

John German

The popular village of Armitage offers a range of local amenities including shops and pubs, and is an excellent location for commuters, having two Train Stations in the nearby town of Rugely, as well as a further two in the Cathedral City of Lichfield, offering local and cross-country services. Road links include the A5, A38 and M6 toll road, and for families, the catchment area is for Hayes Meadow Primary School, located only a five minute walk away, and for Secondary school it is The Heart School in the nearby town of Rugely.

The property comprises of an entrance porch leading into the entrance hallway, having stairs rising to the first floor, and doors into the living room and kitchen.

The spacious living room comprises of a feature brick fireplace with multi-fuel burner, laminate flooring, a window to the front aspect and an arch into the dining room. The dining room again has laminate flooring, a door into the breakfast kitchen and patio doors opening out into the rear garden.

The modern extended breakfast kitchen comprises of a range of wall and base units with inset stainless steel sink with drainer and mixer tap over, space for a Range style cooker and plumbing for a dishwasher, as well as a washing machine and fridge-freezer. A door also opens to the side of the property.

Stairs then rise to the first floor landing, having a window to the side aspect, doors to the shower room and three bedrooms, airing cupboard and a loft hatch providing access into the loft. The master bedroom is a spacious bedroom with a front facing window. Bedroom two is a further

double bedroom with a window to the rear and bedroom three is currently being used as a nursery but would also make an ideal home office if required.

The recently refitted shower room comprises of a double shower with mains rainfall shower attachment, cabinet wash hand basin, wall and floor tiling, low level WC and a heated towel rail.

Outside to the front of the property, there is a driveway with parking for up to four vehicles and to the rear, there is a low maintenance garden with side gated access, a decked outdoor area with electrics and space for a Lay-Z Spa Hot Tub, ideal for entertaining guests, and a gravel and AstroTurf garden with pergola and storage shed. The property also benefits from a single garage located down a shared access road to the left hand side of the property.

Agents Notes: We believe that the kitchen extension had no planning permission and therefore the previous vendors have taken out an indemnity policy in regards to this.

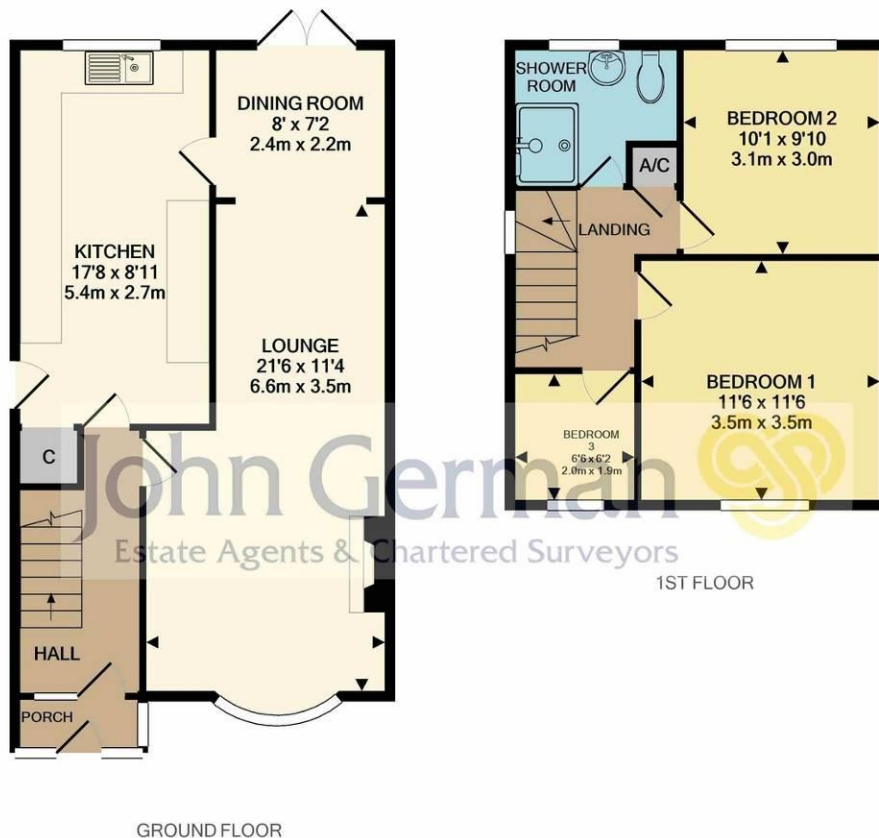
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Our Ref: JGA/20112020

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







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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