

Asking Price £439,950

Jayman
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Estate Agents



Lichfield Road

Rugeley, WS15 4DF

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Jayman offer for sale this superbly presented four bedroom detached property on Lichfield Road, Armitage. With spacious accommodation throughout including en-suite and dressing room to master bedroom.

Entrance Hallway

Reception hallway with doors leading to

Living Room 11'6" x 18'9" (3.51 x 5.74)

Spacious living room with double doors leading to rear garden.

Dining Room 11'6" x 12'9" (3.51 x 3.9)

With space for dining suite (currently used as office) and with bay window to fore.

Guest WC

With wash hand basin and WC.

Breakfast Kitchen 9'7" x 13'2" , 7'10" x 11'5" (2.93 x 4.02 , 2.4 x 3.37)

With a range of storage cupboards, sink and drainer, oven with hob above and extractor over. Space and plumbing for other white goods, window to rear and opening to the breakfast area.

Breakfast / Dining area has door to rear garden and door to Utility.

Utility 7'10" x 6'2" (2.4 x 1.88)

With space and plumbing for appliances and door to garage.

Garage 7'10" x 15'8" (2.4 x 4.8)

First floor

Landing with doors leading to;

Master bedroom 11'2" x 13'3" (3.42 x 4.05)

Double bedroom with window to fore, door to en-suite shower room and with walk in wardrobe / dressing area.

En-suite

With suite comprising wash hand basin, wc and walk in shower cubicle.

Bedroom 2 11'11" x 11'4" (3.64 x 3.47)

Double bedroom with built in wardrobe and window to fore.

Bedroom 3 11'11" x 13'1" (3.64 x 4.01)

Double bedroom with built in wardrobes and window to rear.

Bedroom 4 12'4" x 9'10" (3.78 x 3.00)

Double bedroom with built in wardrobes and window to fore.

Family bathroom

With suite comprising of free standing bath, wash hand basin, wc and corner shower cubicle.

Outside

Private rear garden with lawn and patio area.

Garage 7'10" x 15'8" (2.4 x 4.8)

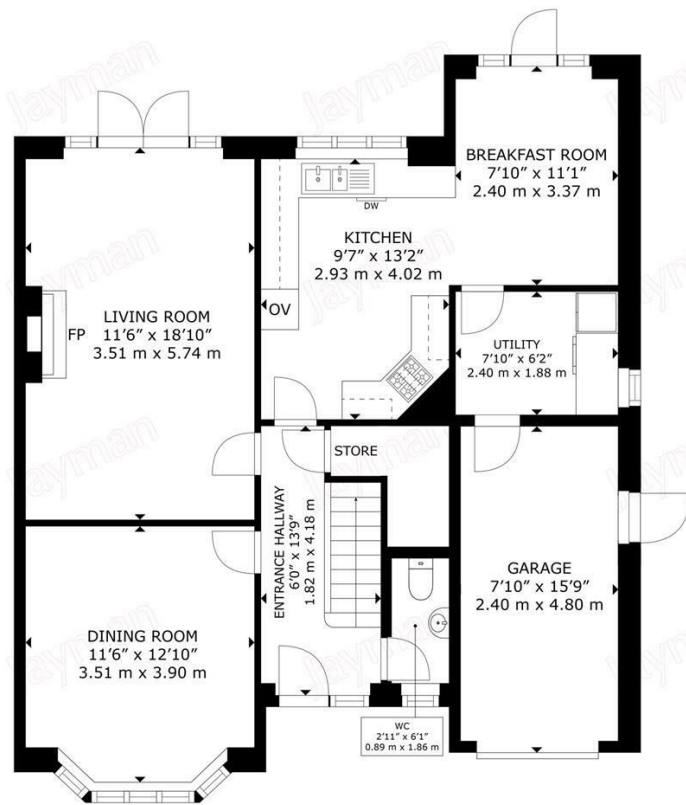
Single garage with up and over door to driveway and door to utility.

EPC

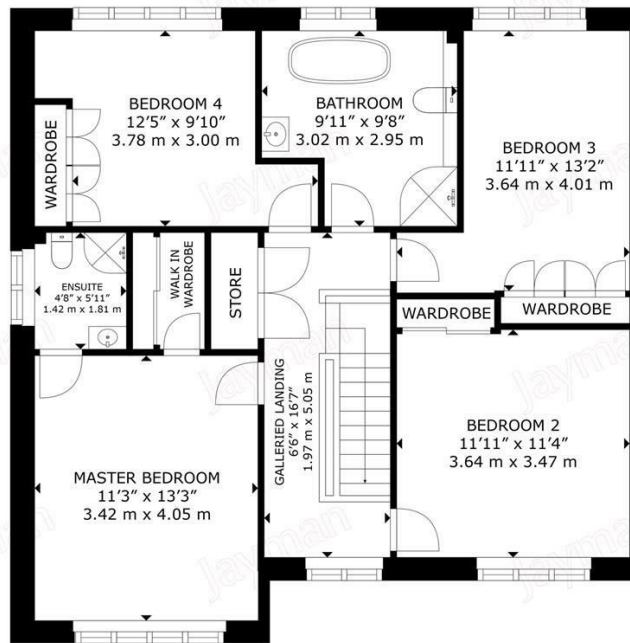
<https://find-energy-certificate.service.gov.uk/energy-certificate/9308-9068-7257-4236-1920>



REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



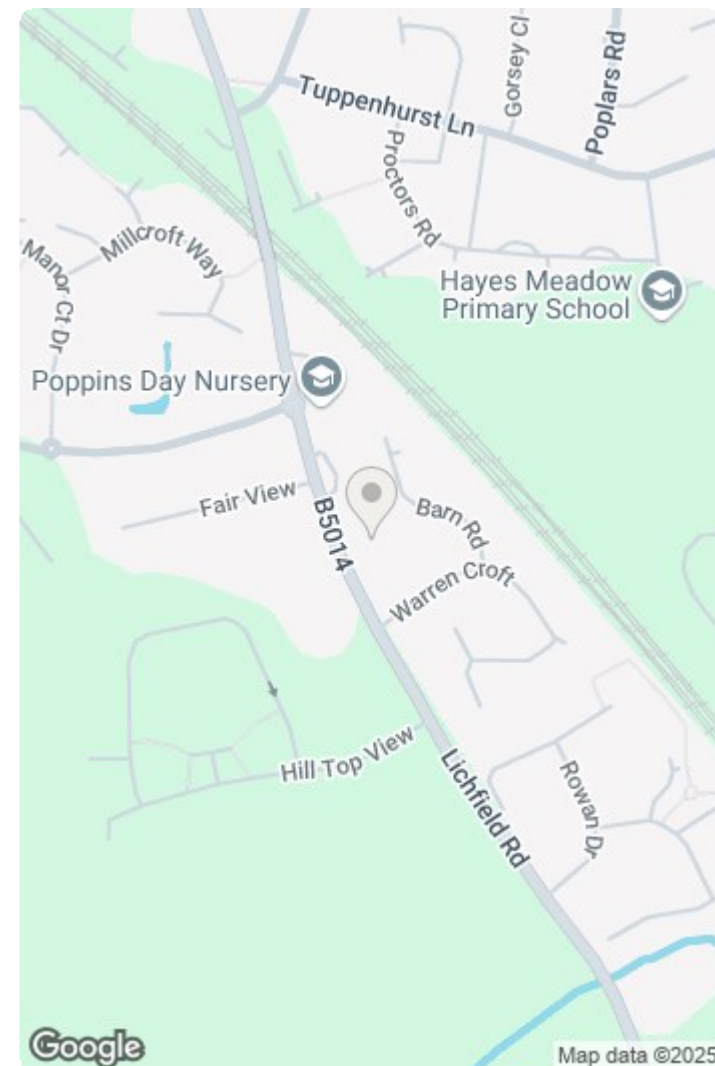
GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
TOTAL: 160 m²/1,722 sq ft
GROUND FLOOR: 72 m²/775 sq ft, FIRST FLOOR: 77 m²/829 sq ft
EXCLUDED AREA: GARAGE: 11 m²/118 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-100	A		92-100	A	
81-91	B		81-91	B	
70-80	C		70-80	C	
59-69	D		59-69	D	
49-58	E		49-58	E	
39-48	F		39-48	F	
29-38	G		29-38	G	
1-28			1-28		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

