



Connells

Dawes Close
Armitage Rugeley

Dawes Close Armitage Rugeley WS15 4BE

for sale
£195,000



Property Description

****A RATHER LOVELY AND WONDERFULLY PRESENTED BUNGALOW LOCATED IN ONE OF THE MOST POPULAR AREAS OF ARMITAGE VILLAGE ALONG THE CUL DE SAC OF DAWES CLOSE****

LARGE CONSERVATORY AND A SUPERB LIVING ROOM WITH AMPLE SPACE FOR DINING **MOTIVATED VENDOR AND REALISTIC ASKING PRICE** **MODERN BUNGALOW FOR LESS THAN £200,000, CALL CONNELLS TODAY****

Connells Estate Agents Lichfield are just thrilled to offer for sale this EXTRA PLEASANT BUNGALOW boasting some very spacious rooms, beautiful decor throughout and offering a driveway and a wonderfully private rear garden that we believe could be extended into, subject to relevant planning of course.

The property itself briefly comprises of; hallway, lounge diner, kitchen, conservatory, two bedrooms, modern shower room and a pleasant, private rear garden offering some lovely outside features including brick built storage and gated access to fore. We also have a driveway and front garden externally.

This particular property genuinely feels warm and loved and sits along a particularly pleasant cul de sac giving close proximity to a host of excellent schools, plenty of shops, supermarkets, restaurants and eateries. Nearby we have access to the canal for countryside walks and easy access to the local public houses/restaurants. Shops, supermarkets and leisure facilities are in abundance and Lichfield, Rugeley and Stafford are close by to enjoy.

****HUGE DEVELOPMENT POTENTIAL TO REAR SUBJECT TO PLANNING** **EXTRA**

Entrance Hallway

Lounge Diner

10' 8" x 15' 6" (3.25m x 4.72m)

Kitchen

8' 7" x 10' 8" (2.62m x 3.25m)

Bedroom One

10' 4" max x 12' 6" max (3.15m max x 3.81m max)

Bedroom Two

6' 6" x 5' 10" (1.98m x 1.78m)

Extra Large Conservatory

8' 4" x 18' 7" (2.54m x 5.66m)

Brand New Bathroom

South Facing Rear Garden

Side Access To Rear

Front Garden

Driveway

Close To Many Amenities

Cul De Sac Locale

Semi Rural Village Life

Call Connells Lichfield Today









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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LICHFIELD WS13 6LZ

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/LFD310808



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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