



Briarwood Mews
Armitage

Briarwood Mews Armitage



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented four bedroom mews style property situated in the sought after semi-rural village of Armitage.

The property is set back from the main road with parking for two cars at the rear, plus garage and private rear garden.

Internally, the property is set over three floor and briefly comprises: kitchen with entrance area, guest WC, open plan lounge-diner, landing, three double bedrooms and a family bathroom plus top floor double bedroom.

Other benefits include: UPVC double glazing and gas central heating.

The village of Armitage benefits from a range of local amenities such as shops and public houses whilst also benefiting from further facilities found within the nearby Cathedral City of Lichfield or Rugeley town centre. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network, train stations in both Lichfield and Rugeley provide local & cross country services, are both approximately just 4 miles away.

KITCHEN:

12' 0" x 11' 5" max (3.65m x 3.48m)

Composite entrance door, range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven/grill and 4 ring gas hob with extractor

hood, integrated dishwasher, further space for a fridge-freezer and washing machine, wall tiling and tiled flooring, ceiling spot lights, window to the front, stairs to the first floor doors to the WC and lounge-diner.

LOUNGE-DINER:

12' 0" x 16' 3" (3.65m x 4.95m)

Feature fireplace with fitted gas fire set upon a raised hearth with brick surround, wooden flooring, ceiling light point, radiators, under stairs storage cupboard, ample space for additional dining table and chairs, French doors to the garden.

GUEST WC:

Modern fitted suite comprising: low level WC, wash hand basin, radiator, spot lights, tiled walls and flooring, wall mirror and extractor fan.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and airing cupboard, further stair case to the top floor bedroom.

BEDROOM ONE:

9' 2" x 16' 10" (2.80m x 5.12m)

Carpeted flooring, radiator, ceiling light point and windows to the front and rear.

BEDROOM TWO:

10' 3" x 9' 9" (3.12m x 2.96m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the rear.





BEDROOM THREE:

12' 0" x 7' 1" (3.65m x 2.15m)

Carpeted flooring, ceiling light point, radiator and window to the front.

FAMILY BATHROOM:

Modern white suite comprising: bath with shower over, wash hand basin set on drawer unit, low level W/C, wall tiling, tiled flooring, ceiling spot lights and extractor fan.

TOP FLOOR BEDROOM:

8' 6" x 14' 2" (2.60m x 4.31m)

Carpeted flooring, ceiling light point, radiator, loft hatch, cupboard above the stairs and window to the rear.

GARAGE:

9' 2" x 16' 10" (2.80m x 5.12m)

Up and over front door, light and electric points.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



