

Old Road

Armitage, Rugeley, WS15 4BU



FOR SALE
John German
Sales & Lettings
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A superbly appointed Edwardian terraced home with canal views to the front, nestled within the popular village of Armitage.

NO UPWARD CHAIN

£220,000

John German 

This beautifully presented Edwardian property has a wealth of charm and character complemented by modern internal finishes. The village of Armitage is located approximately 6 miles from the Cathedral City of Lichfield and just 4 miles from the market town of Rugeley. There are a range of amenities including a post office, village shop and a choice of pubs. It falls into the catchment area for Hayes Meadow Primary School in the adjoining village of Handsacre and for secondary pupils, the Hart School in Rugeley. For commuters nearby road links include the A51, the A5 and M6 motorway plus a choice of train stations in Rugeley and Lichfield offering both local and cross-country services.

Accommodation – An entrance door opens into the welcoming living room with solid oak wooden flooring, an open cast iron fireplace in a wooden surround on a quarry tiled hearth with storage cupboards and shelving either side. An opening leads into the second reception room with solid oak wooden flooring, a cast iron fireplace, feature vertical radiator, stairs to the first floor and an under stairs storage cupboard. To the rear is a stylishly appointed kitchen fitted with a range of base mounted units, work surfaces incorporating a stainless-steel sink and drainer, a four ring gas hob with oven below and extractor fan above. There are spaces for a dishwasher and washing machine, contemporary metro style wall tiling, tiled floor with under floor heating, dual aspect windows plus a door leading to the garden.

On the first floor landing there is access to the loft and doors to the two bedrooms and family bathroom. Bedroom one enjoys a canal view to the front, a built in over stairs cupboard and a cast iron fireplace on a tiled hearth. Bedroom two is a further well-proportioned double bedroom that overlooks the rear. Completing the accommodation is the bathroom having a ball and claw freestanding bath with mixer tap and shower attachment, shower cubicle with rainfall head, wash basin, low level WC, heated towel rail, partially panelled walls and a herringbone effect vinyl floor.

Outside the property has a courtyard style rear garden with patio seating area and an outside tap with Belfast sink. A gate leads to the rear parking area providing space for a small car and there is also a timber workshop with power and lighting.

Note: The photographs were taken prior to the current tenants moving into the property.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Rear parking area for a small car

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23022026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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