



Lovett & Co.
estate agents



Millmoor Avenue
Armitage, Rugeley



Lovett&Co. Estate Agents are pleased to offer for sale this beautifully presented two-bedroom mid-terraced home.

Overlooking a peaceful green to the front, this beautifully presented home offers stylish, move-in-ready accommodation, ideal for first-time buyers, young families or investors.

The property features a welcoming entrance hall, a spacious lounge-diner perfect for modern living, a guest W/C, utility/lean to and a contemporary Wren fitted kitchen installed in 2023. Upstairs, there are two well-proportioned bedrooms and a modern superbly equipped family bathroom with a bath and shower.

Outside, the home enjoys a charming private rear garden, with lawn, patio area and detached outbuilding/summer house complete with power and lighting, making it ideal as a home office, gym, hobby room, studio, workshop or additional entertaining space. To the front is a neatly maintained front lawn, while a regularly serviced boiler provides added peace of mind. There is also the benefit of communal off road parking nearby.

It is situated in the popular village of Armitage & Handsacre and enjoys a range of local village amenities 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 and there are both Cross and Inter City railway lines available from Lichfield City.





RECEPTION HALL:

Front entrance door, tiled flooring, ceiling light point, carpeted stairs to first floor accommodation and doors to guest w/c, kitchen and lounge.

LOUNGE:

20' 5" x 13' 1" (6.22m x 4m)
Carpeted flooring, coving, TV & phone sockets, ceiling light points, two radiators, window and French doors to rear garden and utility/lean to.

KITCHEN:

9' 5" x 7' 7" (2.87m x 2.31m)
Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor fan, Parquet effect flooring, coving, radiator, ceiling light points, window to front, space and plumbing for washing machine and fridge, freezer.

LEAN TO/UTILITY:

Doors to front and rear, space for appliances.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to two bedrooms and family bathroom.

BEDROOM ONE:

2' 4" x 9' 11" (3.76m x 3.02m)
Carpeted flooring, ceiling light point, coving, radiator and window to rear.

BEDROOM TWO:

10' 11" x 10' 1" (3.33m x 3.07m)
Carpeted flooring, ceiling light point, coving, radiator, window to rear and access to loft storage space.





FAMILY BATHROOM:

White suite comprising of a close-coupled WC, vanity unit with inset hand wash basin, panelled bath and separate enclosed shower cubicle with overhead shower unit, ceiling light point, laminate panelling to walls, heated towel rail and window to front.

VIEWING:

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

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-65)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FOR ILLUSTRATING PURPOSES ONLY, NOT TO SCALE