



Lovett & Co.
estate agents



Rectory Lane
Armitage



Lovett&Co.Estate Agents are pleased to offer for sale this spacious three-bedroom family home, occupying an attractive elevated position, set well back from the road in a desirable semi-rural location close to open countryside.

The ground floor comprises an entrance porch and welcoming hallway, spacious lounge with adjoining dining area and French doors opening onto the garden, a well-equipped fitted kitchen, WC and versatile play room, newly created in 2024, which could alternatively be used as a home office or study.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing ample off-road parking, while to the rear is a charming and exceptionally private garden, beautifully re-landscaped in 2022. Arranged over different tiers, the garden features a lawn, paved patio areas and an attractive pergola, creating a variety of spaces for outdoor dining, entertaining and relaxation.

Further benefits include a new boiler installed in 2024, the addition of the play room in 2024, and the walls being re-plastered in 2021.

Overall, the property combines generous and flexible family accommodation with ample parking, a superb private garden and an appealing elevated semi-rural setting close to open countryside.

The village of Armitage enjoys a variety of local amenities, including shops and pubs, while also having access to additional facilities in the nearby Cathedral City of Lichfield and Rugeley town center. Commuters benefit from the A5, A38, and the M6 Toll Road, which connect to the Midlands motorway network. Train stations in both Lichfield and Rugeley,





located about 4 miles away, offer local and cross-country services. Additionally, the area is served by good local schools, with Croft and Hayes Meadow Primary Schools in close proximity, and Friary Grange Secondary School just a short drive away.

RECEPTION HALL:

Accessed via the porch and featuring: flooring, ceiling light point, carpeted stairs to first floor accommodation and doors to playroom and lounge.

LOUNGE-DINER:

2.88m x 7.41m

Feature fireplace, carpeted flooring, coving, TV & phone sockets, ceiling light points, two radiators, French doors to kitchen, dining area with feature sky light., window to side and French doors to rear garden.

KITCHEN:

2.77m (9' ") x 6.20m (20' 4")

Range of matching wall and base units incorporating work surfaces and an inset Belfast sink, Integrated appliances include a five-ring gas hob with extractor over, electric oven and dishwasher, recessed ceiling spotlights, further light point, useful under-stairs storage cupboard, doors to w/c and playroom, window and French doors to the rear garden,

PLAY ROOM:

2.27m x 3.74m

Carpeted flooring, ceiling light points, radiator, windows to front and useful storage cupboard.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom, window to side and access to loft.

BEDROOM ONE:

3.38m x 2.69m

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

BEDROOM TWO:

3.12m x 2.67m

Carpeted flooring, ceiling light point, radiator and window to rear





BEDROOM THREE:

2.44m x 1.80m

Laminate flooring, window to front, ceiling light points and radiator.

FAMILY BATHROOM:

White white suite comprising a panelled bath with mixer tap, separate corner shower enclosure, wash hand basin set within a fitted vanity unit and low-level WC. Complemented by tiled walls and flooring, chrome fittings and window to the rear.

VIEWING:

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

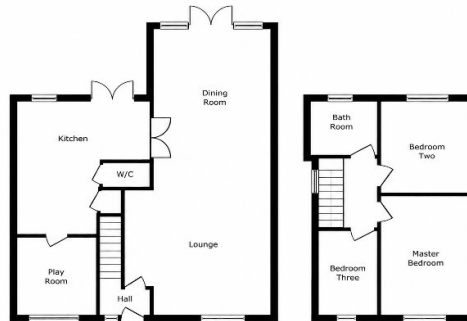


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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