

The logo for Lovett & Co. estate agents is located in the top right corner. It features the name 'Lovett & Co.' in a white, serif font on a red rectangular background. To the right of the name is a small black and white icon consisting of four squares arranged in a 2x2 grid. Below the name, the words 'estate agents' are written in a smaller, white, sans-serif font.

Lovett & Co.  
estate agents

A three-story red brick terraced house with a dark grey tiled roof and three dormer windows. The house has white window frames and dark grey doors. A small porch with a grey tiled roof covers the entrance. The house is set on a street with a gravel driveway and a wooden fence in the background.

Robinson Way  
Handsacre, Rugeley



Lovett&Co. Estate Agents are pleased to offer for sale this stunning four bedroom semi detached town house, finished to high spec throughout.

The property is set over three floors and briefly comprises: entrance hallway, modern fitted kitchen with integrated appliances, spacious open-plan lounge-diner, guest WC, landing with doors to the two double bedrooms, a good sized single bedroom and a family bathroom, with a second floor landing leading the master bedroom with en-suite.

Externally there is a private driveway for two vehicles to the side as well as an ev charging point and cold water tap, The good sized private and recently landscaped rear garden offers paved and decked patio areas, artificial lawn and gated side access, perfect for entertaining guests and for families to play.

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

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.

#### **HALL:**

Front entrance door, laminate flooring, ceiling light point, radiator, wooden wall panelling, carpeted stairs to first floor; doors to the lounge/diner, WC and kitchen.

#### **LOUNGE/DINER:**

4.97m x 4.13m

Feature panelled wall, laminate flooring, coving, ceiling light points, radiator, TV aerial point, window and French doors to the rear garden, ample space for a dining table and chairs.





### **MODERN FITTED KITCHEN:**

3.42m x 2.72m

Range of matching modern fitted wall and base units, cupboards, drawers and cabinets with complementary work surfaces, inset bowl sink and drainer with mixer tap, tiled splash backs; integral 4 ring gas hob with extractor, integrated electric oven/grill and microwave, integrated fridge-freezer, dishwasher and washer/dryer, ceiling light points, radiator and window to front.

### **DOWNSTAIRS W/C:**

Suite comprising: w/c, pedestal wash hand basin, radiator, window to front.

### **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, radiator, doors to three bedrooms and family bathroom plus stairs to second floor master bedroom.

### **BEDROOM TWO:**

3.79m x 2.81m

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

### **BEDROOM THREE:**

3.79m x 2.77m

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

### **BEDROOM FOUR:**

2.62m x 2.04m

Carpeted flooring, wooden wall panelling, ceiling light point, radiator and window to rear.

### **BATHROOM:**

White suite comprising: bath, pedestal wash hand basin and w/c, ceiling light point, heated towel rail and window to front.

### **MASTER BEDROOM:**

4.80m x 3.99m

Accessed from the small second floor landing it features: carpeted flooring, wooden wall panelling, door to dressing area with opening to the en-suite, ceiling light point with fan, wall light points, access to loft, radiator, two windows to front.

### **EN-SUITE:**

Modern fitted suite comprising: shower cubicle, low level w/c, wash hand basin, laminate flooring, ceiling light point, heated towel rail, extractor and velux window to rear.





**VIEWING:**

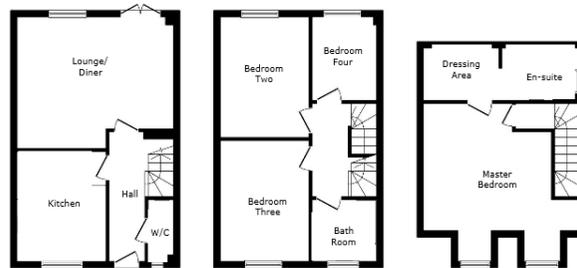
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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