

The logo for Lovett & Co. estate agents is located in the top right corner. It features the company name 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 a square with a cross inside. Below the name, the words "estate agents" are written in a smaller, white sans-serif font.

Lovett & Co.
estate agents

The image shows a two-story brick house with a white garage and a large green hedge. The house has a brown tiled roof and white window frames. A satellite dish is mounted on the side of the house. A paved driveway leads to the garage. In the foreground, there is a grassy area and a paved road. The text "Station Drive" and "Armitage & Handsacre, Rugeley" is overlaid on the bottom left of the image.

Station Drive
Armitage & Handsacre, Rugeley



Lovett&Co. Estate Agents are pleased to offer for sale this particularly spacious two-bedroom semi-detached house, occupying a pleasant position on a quiet cul-de-sac and benefiting from being not overlooked to the front. Offering considerably more space than many properties of this type, the home is an ideal choice for first-time buyers, couples, downsizers or investors seeking a generously proportioned two-bedroom property.

The accommodation is arranged over two floors and briefly comprises a welcoming reception hallway, a large and comfortable lounge, together with a spacious open-plan kitchen-diner, providing an excellent area for both everyday living and entertaining.

To the first floor are two exceptionally spacious bedrooms, with the generous proportions of the rooms being a particular highlight of the property. The size of the larger bedroom also offers potential, subject to the necessary planning and building regulations, to divide the room to create two smaller bedrooms, potentially providing a three-bedroom home if required. This flexibility makes the property particularly appealing to growing families or buyers looking for a home that can adapt to their changing needs.

Outside: The property benefits from a generous front garden and driveway, providing ample off-road parking and leading to a useful car port, offering additional covered parking or storage space. The private rear garden benefits from gated side access. There is a lawn, paved patio area as well as mature plants and shrubs.-

Completing the accommodation is a family bathroom, while further benefits include UPVC double glazing, central heating and re-painted throughout.

Overall, this is a surprisingly spacious and versatile home, with the generous room sizes and potential for reconfiguration setting it apart from many typical two-bedroom semi-detached properties. Viewing is highly recommended to fully appreciate the size, layout and flexibility on offer.





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, stairs to first floor accommodation, ceiling light point and doors to lounge and kitchen-diner.

LOUNGE:

3.47m x 4.46m

Feature gas fire, laminate flooring, ceiling light point, radiator and patio doors to the rear garden.

KITCHEN-DINER

4.46m x 4.48m

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset sink and drainer, inset sink and drainer with mono tap, integrated oven and four ring hob with extractor hood, space for further appliances, wall mounted boiler, tiled flooring, ceiling light point, dining area and two windows to front.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

4.46m x 3.45m

Fitted wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.

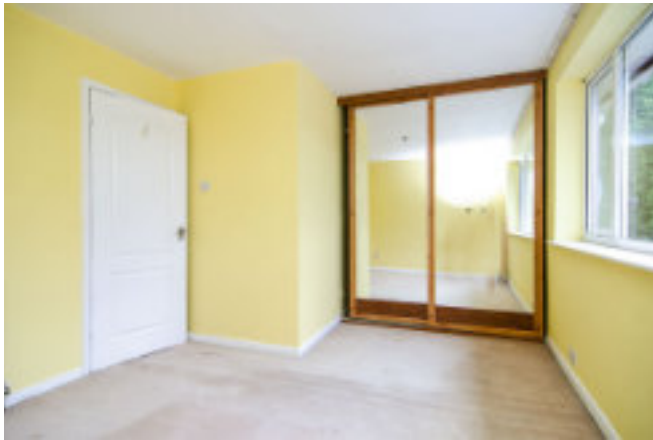
BEDROOM TWO:

3.82m x 3.86m

Fitted wardrobe, carpeted flooring, radiator, ceiling light point and window to front.

BATHROOM:

White suite comprising: shower, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light point and obscured window to side.



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		



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.