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**Rectory Gardens**

Rugeley, Staffordshire, WS15 4AL

# Rectory Gardens, Rugeley, Staffordshire WS15 4AL

This well presented and light, three-bedroom mid terrace home on Rectory Gardens has far reaching views – including some of Cannock Chase. On the ground floor there is a utility porch area, entrance hallway, kitchen/diner, living room with door to rear garden and downstairs WC. On the first floor there are three bedrooms - two doubles and one single - and a main bathroom. The property includes a separate garage and a private rear garden with lawn, patio, and a shed. Please note there is on road parking and steps with a handrail leading up to the front door.

Armitage is a village with local amenities that is located between Lichfield City and Rugeley. It offers great walking areas with the Trent and Mersey Canal and nearby Cannock Chase. Lichfield is 6.2 miles away and Rugeley is 3.3 miles away.

The property is a must view to appreciate the space and everything it has to offer.

## **Porch 5'4" x 6'3" (1.63m x 1.91m)**

From the front door you walk into the porch which also doubles as a utility area with gas boiler and space for a washing machine and dryer.

## **Entrance Hallway**

The entrance hallway leads to the kitchen, storage cupboard, downstairs WC and living room.

## **Kitchen 7'10" x 9'6" (2.39m x 2.90m)**

Spacious kitchen with an electric oven and hob, extractor fan, space for a fridge freezer (the ones in the property can be left for the buyer). There is an ample range of cupboard units and

in the centre of the kitchen is a breakfast table. Window to the front of the property.

## **Downstairs WC 2'3" x 5'1" (0.69m x 1.55m)**

With WC and a hand basin.

## **Living room 12'5" x 14'4" (3.81m x 4.39m)**

Spacious, modern living room with an electric fireplace and a door leading out to the rear garden and open tread stairs leading to the first floor.

## **First floor**

Leading into the three bedrooms and bathroom.

## **Bedroom One 7'10" x 12'7" (2.41m x 3.84m)**

Double bedroom with window facing the rear of the property.

## **Bedroom Two 7'10" x 9'6" (2.39m x 2.90m)**

Double bedroom with window to the front of the property.

## **Bedroom Three 7'10" x 5'10" (2.39m x 1.78m)**

Single bedroom with window to the rear of the property.

## **Bathroom 5'1" x 5'8" (1.55m x 1.75m)**

With bath and shower overhead, WC and hand basin and window to the front of the property.

## **Loft**

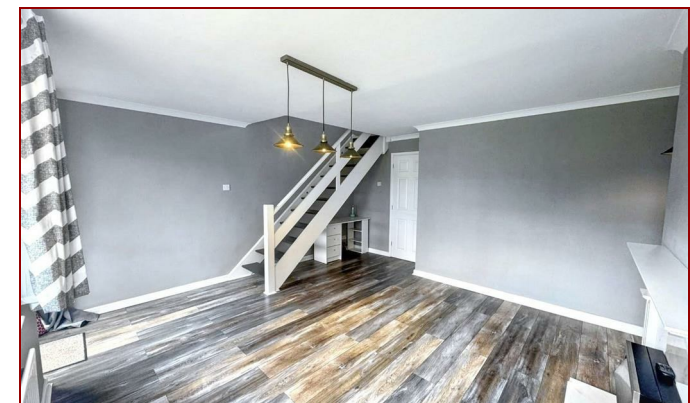
The loft is boarded and insulated and has power.

## **Garage**

Single garage.

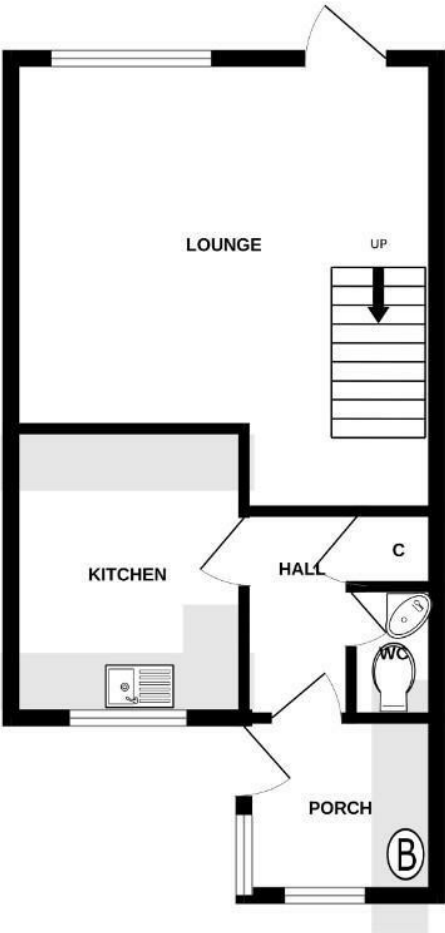
## **Outside**

The property benefits from a private rear garden with lawn, patio and a shed at the back. From the back of the garden there is a gate which leads round to the garage.

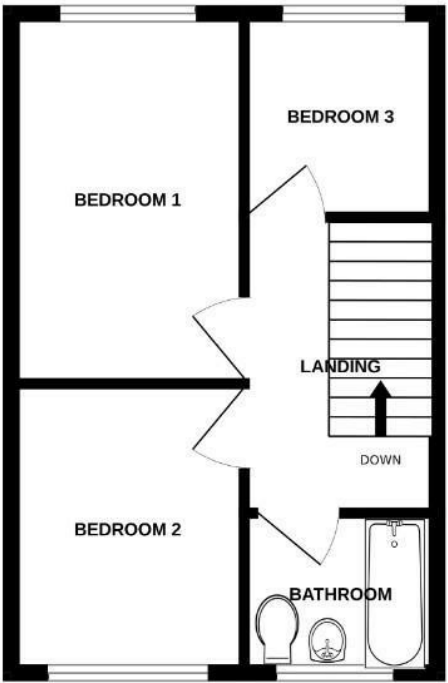


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GROUND FLOOR

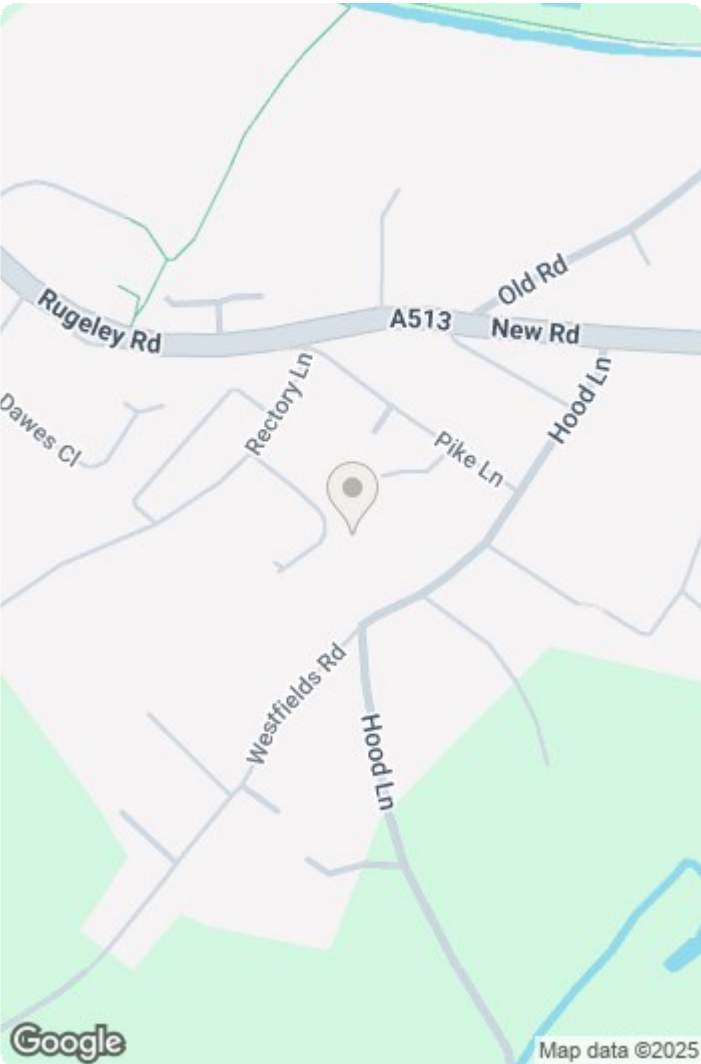


1ST FLOOR



21 RECTORY GARDENS, ARMITAGE WS15 4AL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92-100 A		88	92-100 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
43-54 E			43-54 E		
31-42 F			31-42 F		
13-30 G			13-30 G		
For energy efficient - higher running costs			For environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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