

Asking Price £235,000

Jayman
www.jayman.co.uk

Estate Agents



Birch Lane

Rugeley, WS15 1EJ

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Jayman is delighted to present this well-maintained semi-detached home on the sought-after Birch Lane. Ideally located just a stone's throw from Cannock Chase which offers easy access to picturesque walks and outdoor activities. The ground floor features a spacious living room, separate dining room, and a well-appointed kitchen, while the first floor comprises three generously sized bedrooms and a family bathroom. One of the standout features of this home is its impressive garden, offering ample space for outdoor living. Early viewing is highly recommended to fully appreciate both the size of the plot and the excellent location.

Entrance hallway

As you walk through the front entrance you are greeted with an entrance hallway with an understairs cupboard.

Dining room 12'5" x 9'4" (3.8 x 2.86)

Good sized dining room/second reception.

Living room 12'0" x 11'9" (3.67 x 3.6)

Spacious living room.

Kitchen 6'10" x 12'1" (2.1 x 3.7)

Fitted kitchen with gas hob and cooker and space for fridge/freezer and washing machine.

First floor

With cupboard at the top of the stairs.

Bedroom One 9'6" x 11'9" (2.9 x 3.6)

Double bedroom with window to the front of the property.

Bedroom Two 8'6" x 10'5" (2.6 x 3.19)

Double bedroom with window to rear and built in wardrobes.

Bedroom Three 12'3" x 6'1" (3.74 x 1.87)

Single bedroom with window to rear and airing cupboard.

Bathroom 9'2" x 4'7" (2.8 x 1.4)

With bath, WC and hand basin.

Armitage

Armitage is located on the edge of Cannock Chase, a designated Area of Outstanding Natural Beauty, Armitage near Rugeley offers a perfect balance of countryside charm and modern convenience. This sought-after Staffordshire village boasts a friendly community atmosphere, excellent local amenities, and easy access to major transport links, including the A51 and nearby Rugeley Town and Trent Valley railway stations. With

scenic walking and cycling routes, reputable schools, and a variety of shops and services close by, Armitage is an ideal location for families, commuters, and those looking to enjoy a quieter pace of life without compromising on connectivity.

Disclaimer and AML checks

MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. 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 together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

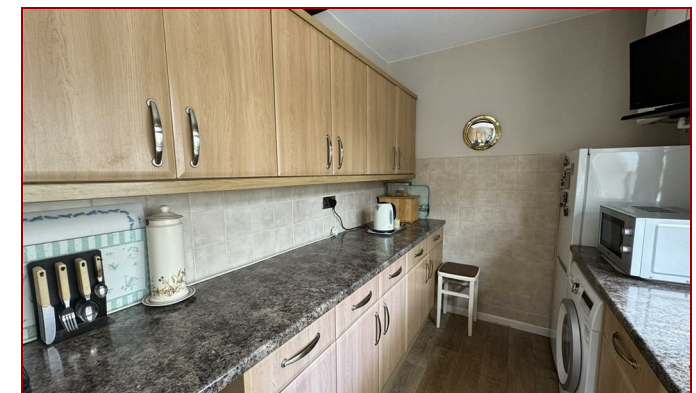
- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

Looking to sell your home?

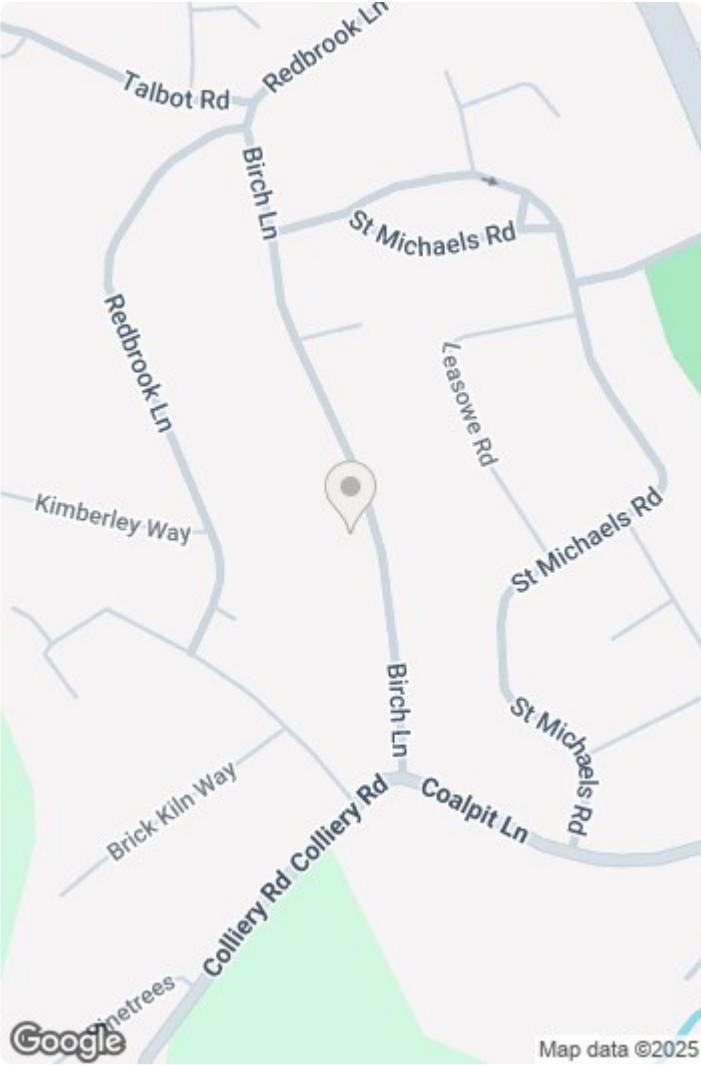
Our dedicated team is here to make the process smooth, stress-free, and successful.

We pride ourselves on exceptional customer service, guiding you every step of the way with clear communication, expert advice, and a personalized approach tailored to your needs.

Our top priority is to help you achieve the highest possible price for your property, using strategic marketing, local market expertise, and skilled negotiation. Trust us to deliver results with care, professionalism, and your best interests at heart. For a free valuation please contact us.



REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A			92-100 A		
81-91 B			81-91 B		
70-80 C			70-80 C		
59-69 D			59-69 D		
49-58 E			49-58 E		
39-48 F			39-48 F		
29-38 G			29-38 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

