

# Alandale Avenue

Rugeley, WS15 4EL



Offered for sale with no onward chain, this generously sized home on Alandale Avenue, Handsacre, is full of potential. With scope to extend over the garage or to the rear (STPP), it's perfectly positioned in a popular village setting—ideal for families or investors alike.

£250,000



John German

Located in the popular village of Armitage, this three-bedroom semi-detached home is available with no upward chain. Offering generous living space and flexibility throughout, it's an ideal opportunity for families or buyers seeking a home with room to extend (STPP). Alandale Avenue is a stones throw away from local amenities, such as a convenience store and local takeaway services. For families, Hayes Meadow Primary School is a 2 minute walk away from the home.

The home is located on a corner plot on Alandale Avenue and boasts a brilliant sized plot. The front of the property enjoys a sizeable driveway for off road parking, with gates opening up to allow for further parking. The internal garage can be accessed to the front via an electric roller door. The garage is equipped with power and lighting.

The property opens up into the porch, which leads through to the hallway, having stairs leading to the first floor and giving access to the living room and kitchen.

To the left of the hallway is the spacious living room, featuring an electric feature fireplace.

To the rear of the property, you will find the kitchen / diner. The kitchen diner features a pantry cupboard and a w/c just off. An external door leads to the inner hallway, where you can access the garage and the rear garden.

Outside, the old coal shed has been converted into a utility space and houses the boiler.

The first floor landing offers three generous sized bedrooms, two of which can fit a double bed. All three bedrooms share a modern shower room which features a walk in shower, wash hand basin and w/c.

The rear garden is an excellent size, providing plenty of outdoor space as well as the potential to extend the property further (STPP). The rear garden is mainly laid to lawn and is enclosed with wooden fencing to the perimeter. The garden also features a patio area for outdoor furniture.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/16052025

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<p>Ground Floor</p>			
		<p>Approximate total area<sup>(1)</sup></p> <p>1111 ft<sup>2</sup> 103.1 m<sup>2</sup></p> <p>Reduced headroom</p> <p>8 ft<sup>2</sup> 0.7 m<sup>2</sup></p> <p>(1) Excluding balconies and terraces</p> <p>Reduced headroom</p> <p>----- Below 5 ft/1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE360</p>	
<p>Floor 1</p>			









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## Agents' Notes

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