



**Connells**

Old Road  
Armitage RUGELEY



## Property Description

**\*\*WOW\*\* \*\*OPEN DAY IN EARLY AUGUST 2024\*\* \*\*CALL CONNELLS LICHFIELD TODAY TO BOOK YOUR SLOT\*\***

Once in a blue moon an opportunity arises to own a property that is truly spectacular. A property where the plot and space are just unparalleled compared to anything else locally. 25 Old Road provides that opportunity. Steeped in history and purpose built in 1983 by the current owners, we are told that this incredible detached bungalow was actually built to the same size and spec of the famous Goldeneye Resort Bungalow in the movie of the same title, which is still available to visit to this day in Oracabessa Bay on the Northern Coastline of Jamaica. So essentially it could be said that this property was drawn up by none other than Ian Fleming himself.

**\*\*EXCEPTIONAL DETACHED BUNGALOW IN A WONDERFULLY POPULAR AREA OF STAFFORDSHIRE\*\* \*\*CLOSE TO SHOPS, RESTAURANTS, PARKS, GREENS AND VARIOUS TRANSPORT LINKS\*\* \*\*VERY SPACIOUS HOME THAT BOASTS A BEAUTIFUL REAR GARDEN WITH DOUBLE GARAGE AND DRIVEWAY\*\* \*\*CALL CONNELLS TODAY TO BOOK YOUR VIEWING SLOT\***

Connells Estate Agents are absolutely delighted to bring to the market this extra large Bungalow boasting a completely flat aspect and boasting a truly delightful garden. The garden is fully enclosed giving access to

a stream and boasts driveway and double garage. Internally the property comprises of a lounge, kitchen diner, conservatory, four bedrooms, two bathrooms, an attic room and access to the integral double garage. OPEN DAY SOON

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

**No Onward Chain**

**Open Day Soon**

**Call Us For Mortgage Advice**

**Entrance Hallway**

**Master Lounge**

23' 7" x 15' 3" ( 7.19m x 4.65m )

**Open Plan Kitchen-Dining Room**

17' 6" x 15' 3" ( 5.33m x 4.65m )

**Extra Large Conservatory**

11' 7" x 31' 3" ( 3.53m x 9.53m )

**Bedroom One With En-Suite**

11' 6" x 15' 3" ( 3.51m x 4.65m )

**Bedroom Two**

13' 6" x 11' 7" ( 4.11m x 3.53m )

**Bedroom Three**

14' 10" x 13' 8" ( 4.52m x 4.17m )

**Bedroom Four**

11' 9" x 13' 9" ( 3.58m x 4.19m )

**Family Bathroom**

**Double Integral Garage**

**First Floor Attic Room**

7' 8" max x 23' 6" max ( 2.34m max x 7.16m max )

**Incredibly Private Aspect**

**Wrap Around Gardens**

**Stunningly Private Home**









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01543 262 376**  
**E [lichfield@connells.co.uk](mailto:lichfield@connells.co.uk)**

11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LFD310524](http://connells.co.uk/Property/LFD310524)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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