



33 Ford Way,
Armitage WS15 4BX

Downes & Daughters
ESTATE AGENCY

33 Ford Way,
Armitage WS15 4BX
£375,000

A rare opportunity to acquire a completely refurbished and extended three bedroom detached bungalow, occupying an impressive corner plot. Having been extended and finished to the most exacting of standards, in a contemporary style, the flawless internal accommodation offers great flexibility over just one floor. Now extending to over 1,086 sq.ft of internal accommodation this delightful home is the most impressive bungalow we have seen on this estate for many years. It also occupies one of the larger and most private plots. Now comprising: Entrance hallway with storage cupboard, three bedrooms with attractive panelling, wet room and large utility / boot room. The star of the show must be the vast and thoroughly impressive contemporary open plan kitchen, dining and living space, with bi-fold doors opening to the rear garden and a raised brick hearth perfect for a log burner. Externally the property occupies an impressive and wonderfully private corner plot with delightful canal walks on your doorstep. The beautifully landscaped rear garden has ample patio seating areas, raised Koi pond, shaped lawn, second dining area and a brick outdoor kitchen and BBQ area. Further benefits include a spacious side garden and storage area and extensive gravel private driveway.

Viewing is strongly advised to appreciate the exceptional nature and level of finish of this home which is unrecognisable from its original configuration. Note should also be taken that all of Handsacre's amenities are within easy reach and Lichfield and Rugeley bus routes stop reasonably close to the property.

INTERNAL ACCOMMODATION

Entrance Hallway With Storage Cupboard • Bedroom One • Bedroom Two • Wet Room • Bedroom Three Currently Used As Dedicated Home Work Space • Vast & Thoroughly Impressive Contemporary Open Plan Kitchen Diner & Living Space • Bi-Fold Doors To Rear Garden & Raised Brick Hearth For Log Burner • Large Utility & Boot Room With Access To Front & Rear

OUTSIDE

Extensive Patio Seating Areas With Sail Sun Shades • Raised Koi Pond • Brick Outdoor Kitchen & BBQ Area • Second Dining Area With Sail Shade • Shaped Lawn • Stylishly Planted Raised Borders • Spacious Side Garden & Storage Area (suitable for possible further extension) • Extensive Gravelled Driveway Parking

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band ? • Energy Rating C • Upvc Double Glazing • Gas Central Heating With Period Style Radiators • All Mains Services







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Total area: approx. 100.9 sq. metres (1086.2 sq. feet)



Environmental Impact (CO ₂) Rating	
Client	Domestic
Very environmentally friendly - lower CO ₂ emissions (22 ppm)	
EU Directive 2002/91/EC	
England & Wales	
Net environmentally friendly - higher CO ₂ emissions	
A (11-15)	
B (11-15)	
C (16-20)	
D (16-20)	
E (21-25)	
F (21-25)	
G (26-30)	
72	
85	
Client	Domestic
Very energy efficient - lower running costs	
EU Directive 2002/91/EC	
England & Wales	
Net energy efficient - higher running costs	
A (29 ppm)	
B (29 ppm)	
C (30-35)	
D (35-40)	
E (35-40)	
F (41-45)	
G (41-45)	
72	
85	