



## Hazel Drive, Armitage

Rugeley, WS15 4TZ

£315,000



**\*\* COMING TO MARKET \*\* REGISTER YOU DETAILS NOW \*\***  
**DETACHED FAMILY HOME \*\*** Newton Fallowell Lichfield are delighted to offer this spacious, three bedroom detached family home, situated in a much sought after location of Armitage. The property in brief consists of an open plan lounge and dining room, study, fitted kitchen, utility, W/C. Upstairs there are three double bedrooms, master bedroom with En-suite, family bathroom, well maintained garden with patio and summer house and large driveway to the front. The property is situated in a cul-de-sac, near to local school and amenities. Viewings are highly recommended! **FURTHER DETAILS COMING SOON!**

#### Property Details

Gas Central Heating & Double Glazing.

EPC rating D & Council tax band B.

Measurements - For room measurements please refer to the floor plans.

Viewings - Please contact Newton Fallowell Lichfield. Appointment only.

General Information - Planning Permission & Building Regulations: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

Services - All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Other Services - Newton Fallowell - Are pleased to offer the following services:-

Residential Lettings - If you are considering renting a property or letting your property, please contact us for further information

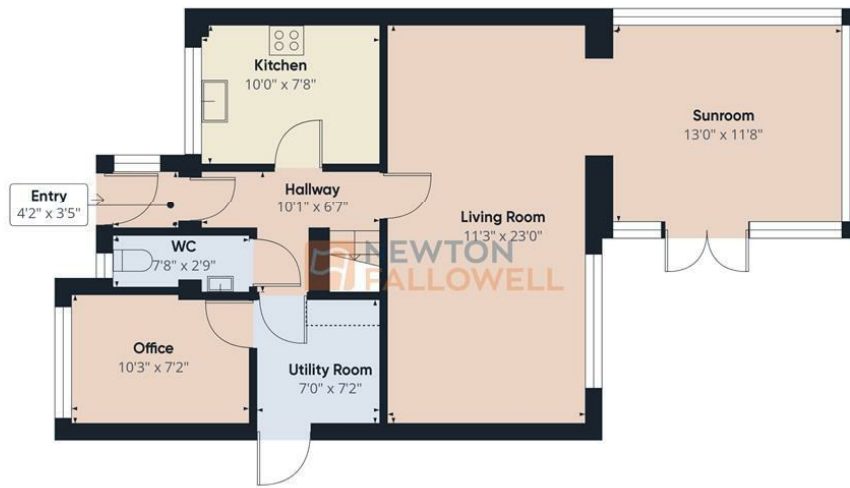
Mortgages - If you would like advice on the best mortgages available, please contact us for further information.

Want To Sell Your Property - Call Newton Fallowell Lichfield to arrange your **FREE** no obligation market appraisal.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1177.67 ft<sup>2</sup>

Reduced headroom

5.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

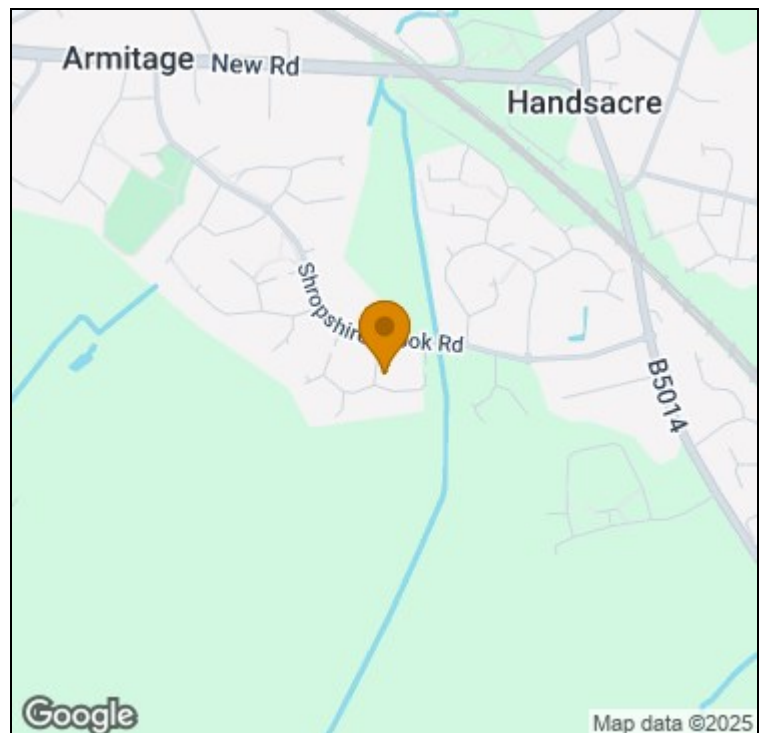
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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