

Your local property experts



38 Ford Way, Armitage, WS15 4BX  
Asking Price £250,000



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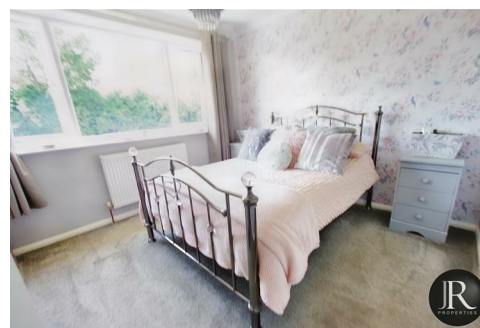
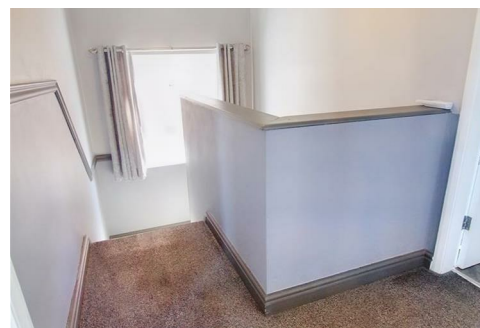
JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
VAT No: 167 4441 94 Company Reg: 7673595

**\*\* VIRTUAL TOUR AVAILABLE \*\*** JR Properties are pleased to offer For Sale this deceptively spacious and well presented three bedroom semi detached family home situated in the popular village of Armitage. We really do advise internal viewing to appreciate the accommodation on offer.

The accommodation briefly comprises of an entrance hall leading to the large open plan lounge dining room, having stairs to the first floor accommodation, door to the kitchen and French doors leading on to the rear garden. The kitchen offers space for all appliances, a handy under stairs storage area and an additional external door to the side.

There are three DOUBLE bedrooms to the first floor along with the spacious family bathroom.

Externally, there is a good sized block paved drive which leads to the single garage and a small step up to the entrance door. The private rear garden is a sunny south facing garden with lawn, display borders, patio area and offering side access to the front.



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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>			
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		65	80

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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		

England & Wales EU Directive 2002/91/EC

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