

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



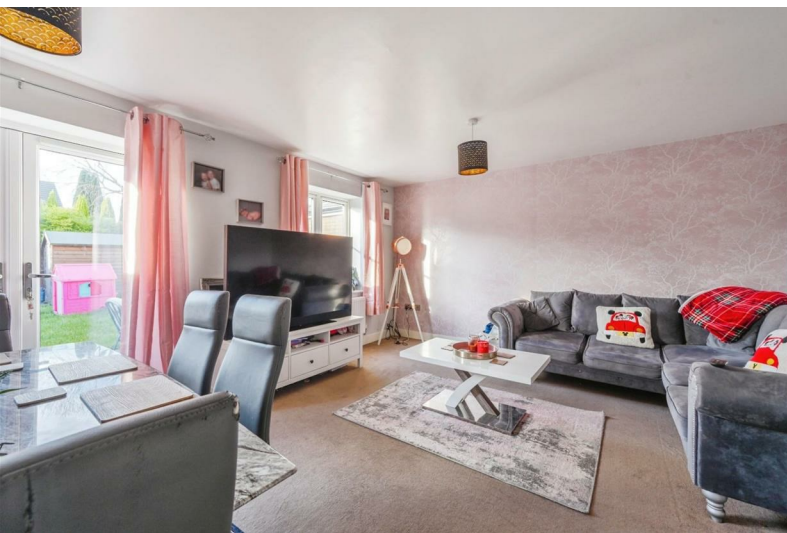
## Far Lady Croft

Armitage, Rugeley, WS15 4FA

Guide Price £239,000



Council Tax: C



# 11 Far Lady Croft

Armitage, Rugeley, WS15 4FA

Guide Price £239,000



## Entrance Hallway

accessed via a wooden front door and having a useful under stairs storage cupboard. Ceiling light point, radiator, laminate flooring and stairs to the first floor

## Guest WC

fitted with a close-coupled WC and a pedestal hand wash basin with tiled splashback. Ceiling light point, radiator and a UPVC obscured double-glazed window to the front aspect

## Breakfast Kitchen

having fitted wall and base units with roll top work surfaces and an inset stainless steel sink with drainer. Integrated appliances of electric oven with a gas hob and extractor fan. Space with plumbing for a dishwasher and a washing machine and further space for a fridge-freezer and a tumble dryer. Ceiling light point, laminate flooring and a UPVC double-glazed window to the front aspect

## Living/Dining Room

having two ceiling light points, two radiators, UPVC double-glazed French doors opening on to the rear garden and a UPVC double-glazed window to the rear aspect

## First Floor Landing

giving access to the first floor bedrooms and having a ceiling light point, radiator and stairs to the second floor

## Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

## Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

## Bedroom Four

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

## Family Bathroom

with a fitted suite comprising of a panelled bath with mixer tap, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls and a UPVC double-glazed window facing the front aspect

## Second Floor Landing

having a ceiling light point and access to the master bedroom

## Master Bedroom

with a ceiling light point, two velux skylight windows to the rear, loft access, storage cupboard and eaves storage

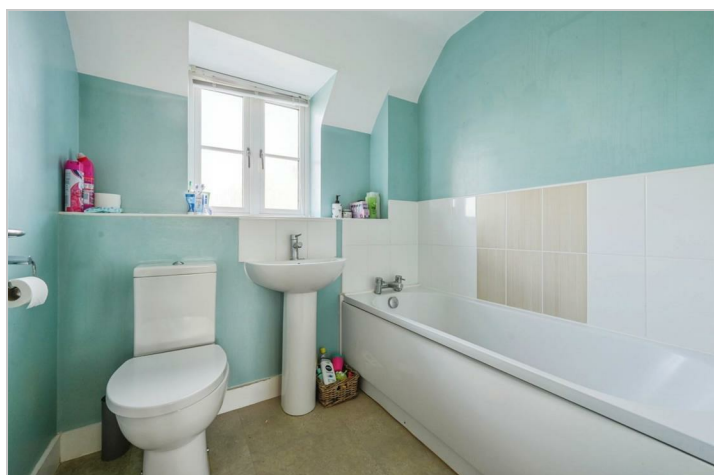
## En-suite

fitted with a mains powered corner shower cubicle, pedestal hand wash basin with tiled splashbacks and a close-coupled WC. Ceiling light point, Velux skylight window to the rear, ceiling light point, extractor fan and laminate flooring

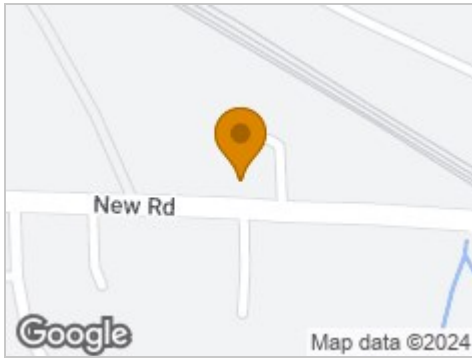
## Outside

the front of the property is set back behind the pedestrian walkway situated within a cul-de-sac. There is a double block paved driveway and a paved pathway leading to the front entrance door.

The fully enclosed rear garden has a paved patio, lawn, useful garden shed, screen fencing and a pedestrian gate with pathway to the front



## Road Map



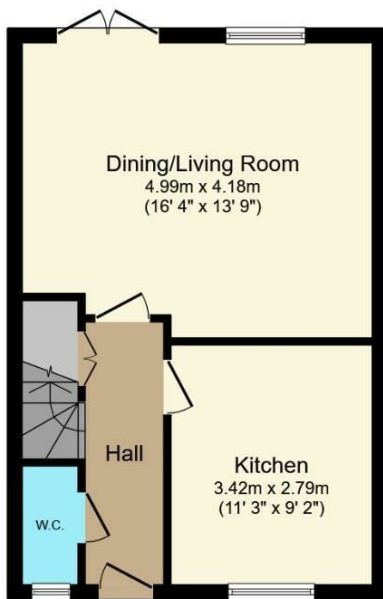
## Hybrid Map



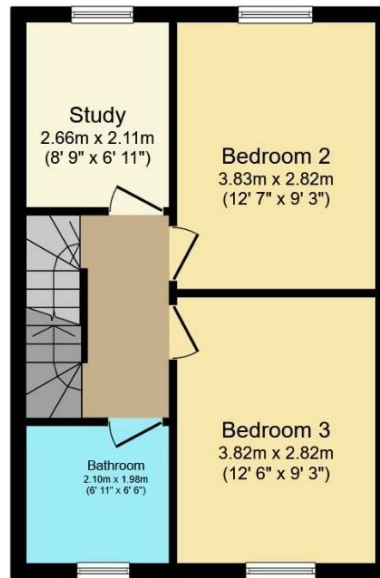
## Terrain Map



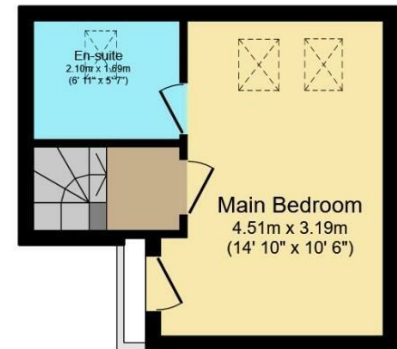
## Floor Plan



**Ground Floor**



**First Floor**



**Second Floor**

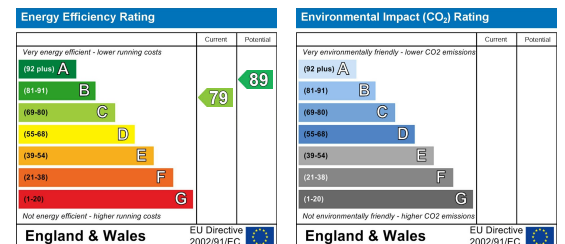
Total floor area 97.5 m<sup>2</sup> (1,050 sq.ft.) approx

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)

## Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.  
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.