

HUNTERS[®]

HERE TO GET *you* THERE



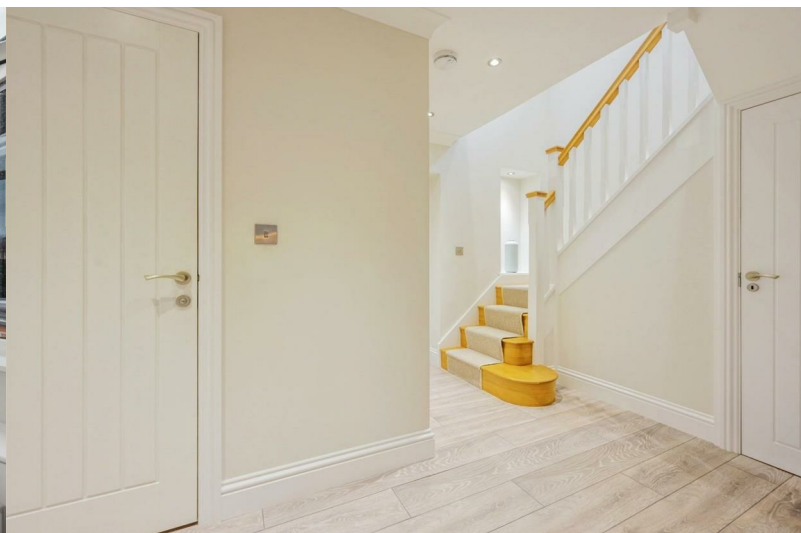
Rugeley Road

Armitage, Rugeley, WS15 4BD

Guide Price £350,000



Council Tax: B



50 Rugeley Road

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Entrance Porch

accessed via a UPVC front entrance door with complimentary glass panels. Inset ceiling spotlights, wood flooring and a composite door into the

Hallway

fitted with useful storage cupboards providing ample hanging and storage space and an under stairs storage cupboard housing the central heating boiler. Inset ceiling spotlights, coving, stairs leading to the first floor accommodation and wood flooring with under floor heating

Living Room

having a feature modern electric wall mounted fire suite. Inset ceiling spotlights, coving, wood flooring with under floor heating, UPVC double-glazed bi-fold doors leading into the rear garden and a UPVC double-glazed bay window with fitted storage seat to the front aspect

Open Plan Living/Dining Kitchen

fitted with a range of wall and base units with quartz work surfaces and a Belfast ceramic sink with a chrome mixer tap. Co-ordinating central island with power and a breakfast bar. Integrated appliances comprise of; electric oven, electric grill, electric hob with extractor hood, inset microwave, integrated dishwasher and further appliance space for a fridge-freezer. Inset ceiling spotlights, ceiling light point, Velux window, coving, laminate tile flooring with under floor heating, dual aspect UPVC double-glazed windows to the front and rear aspects and a door leading into the

Utility Room

being co-ordinated with the kitchen and having base

units with a stainless steel double sink and drainer. Inset ceiling spotlights, coving, space with plumbing for a washing machine, space for a tumble drier, further appliance space, laminate tile flooring with under floor heating, UPVC double-glazed windows and a UPVC double-glazed door to the rear garden

Downstairs Shower Room/WC

having a tiled cubicle fitted with a mains powered shower, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to walls, towel radiator and tiled floor

First Floor Landing

accessed via the staircase in the hallway and having inset ceiling spotlights, access to the boarded loft, two wall light fittings, radiator and a UPVC double-glazed window to the front aspect

Bedroom One

benefitting from two built in wardrobes with complimentary lighting which provide ample hanging and storage space. Inset ceiling spotlights, coving, bedside wall light fittings, radiator and a UPVC double-glazed window to the front aspect. Door leading into the

En-suite

having a walk-in mains powered shower cubicle, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, tiled walls, towel radiator, wood effect flooring and a UPVC double-glazed window to the side aspect

Bedroom Two

again benefitting from two fitted wardrobes with complimentary lighting. Inset ceiling spotlights,

coving, radiator and a UPVC double-glazed window to the front aspect. Door into the

En-suite

having a mains powered shower cubicle, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, tiling to walls, towel radiator and wood effect flooring

Bedroom Three

having inset ceiling spotlights, coving, radiator and a UPVC double-glazed window to the front aspect

Bedroom Four

having inset ceiling spotlights, coving, radiator, wood effect flooring and a UPVC double-glazed window to the side aspect

Family Bathroom

fitted with a four piece suite, comprising of; panelled bath with a mixer tap, walk-in mains shower cubicle, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, part tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the front aspect

Outside

the front of the property is set back from the road behind a generous pebbled driveway accessed via double metal gates which provides off-road parking for several vehicles. There are steps leading to the front entrance door and a wooden pedestrian gate giving access to the rear of the property

the fully enclosed rear garden has a lawn with established borders, paved patio seating area and paved pathway. There are two timber garden sheds, three outside wall lights and a useful water tap

AGENTS NOTE

Please be advised that the EPC certificate was issued prior to the works being carried out at the property



Road Map



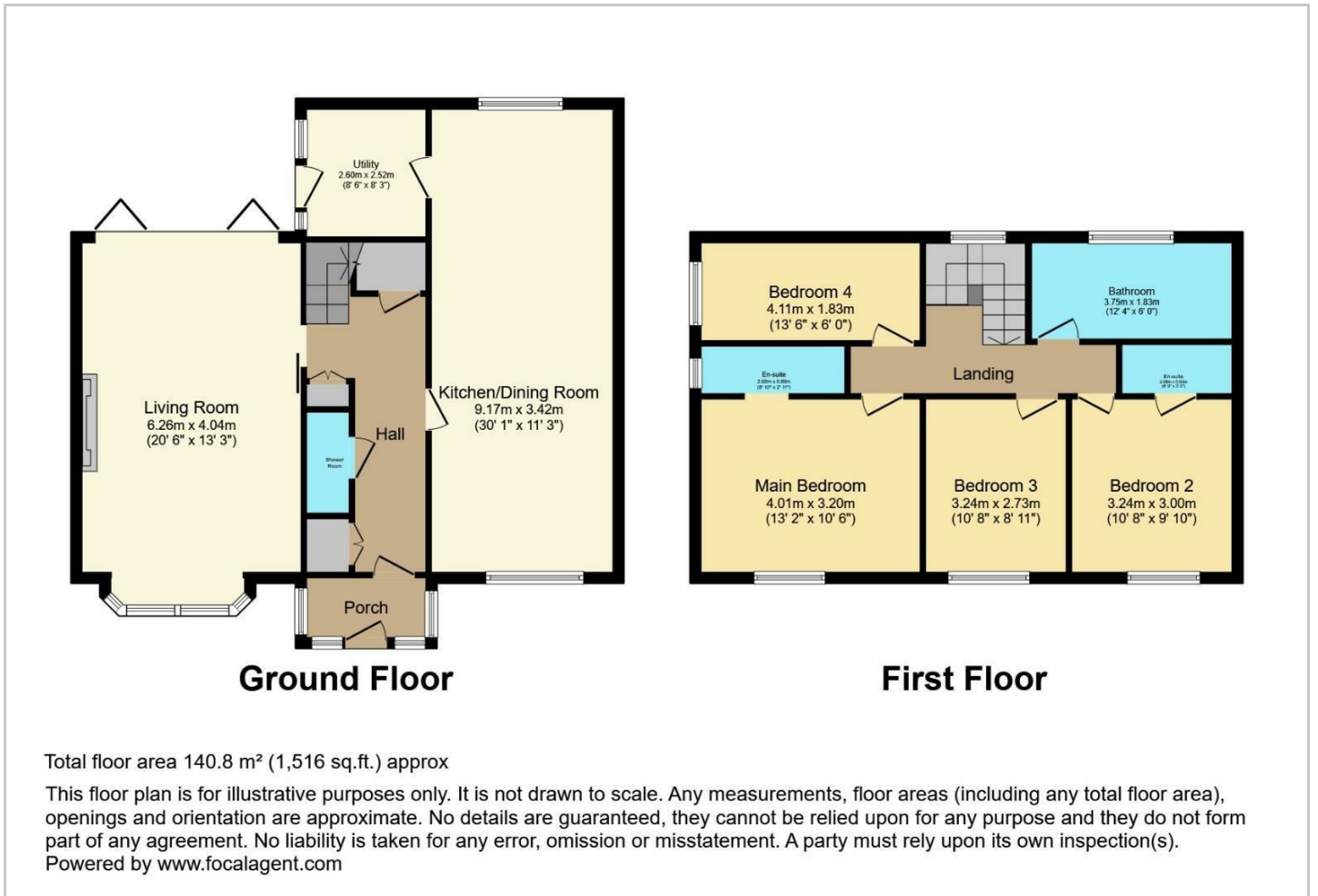
Hybrid Map



Terrain Map



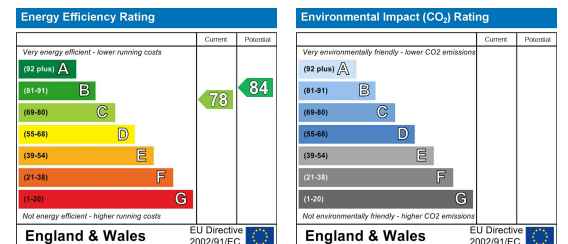
Floor Plan



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.