

# HUNTERS<sup>®</sup>

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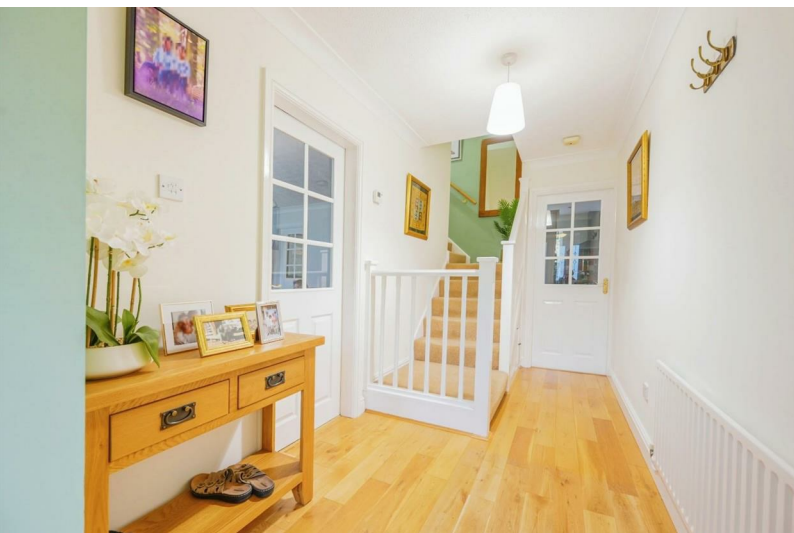
## Shelley Close

Armitage, Rugeley, WS15 4UW

£460,000



Council Tax: D



# 19 Shelley Close

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## Entrance Hallway

accessed via a composite front entrance door and having two ceiling light points, coving, radiator, oak flooring and a return flight staircase leading to the first floor

## Guest WC

upgraded by the current owner and having a vanity hand wash basin and a close-coupled WC. Ceiling light point, radiator, tiled floor and a UPVC double-glazed window to the front aspect

## Living Room

having an inset electric fire suite on a marble hearth with a feature surround. Two ceiling light points, coving, two radiators, oak flooring and a UPVC double-glazed bay window to the front aspect. Door into the

## Dining Room/Family Room

a lovely light family space which can be accessed from either the Living Room or the Breakfast Kitchen.

Inset ceiling spotlights, two Velux windows, two vertical radiators, Herringbone style vinyl flooring, UPVC double-glazed window to the rear and a double-glazed door with complimentary panels to the rear garden

## Breakfast Kitchen

accessed via the Dining/Family Room or the Entrance Hallway

having a range of wall and base units with granite work surfaces, co-ordinating granite topped breakfast table and a stainless steel sink and a half with drainer. Integrated appliances include an electric oven, grill, 5-ring gas hob with extractor

hood, fridge and a dishwasher. Inset ceiling spotlights, part tiling to the walls, plinth heater, tiled floor, two UPVC double-glazed windows to the rear aspect, UPVC double-glazed window and door to the side aspect. There is also a door into the garage which has light, power and plumbing with a fitted work surface, used by the current owner as a utility space.

## First Floor Landing

having two ceiling light point, two loft access hatches and a fitted storage cupboard with shelving

## Bedroom One

with a range of fitted wardrobes providing hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

## Bedroom Two

with a useful fitted storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

## Bedroom Three

having a range of fitted wardrobes providing hanging and storage space. Ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the rear aspect

## Bedroom Four

again benefitting from fitted wardrobes. Ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the front aspect

## Bedroom Five

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

### Family Bathroom

having a panelled bath with an electric overhead shower fitment and shower screen, vanity hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, tiling to walls, radiator, vinyl flooring and a UPVC double-glazed window to the rear aspect

### Family Shower Room

having an aqua panelled double cubicle with a mains powered shower fitment and a vanity unit with the hand wash basin and WC. Ceiling light point, extractor fan, tiling to walls, radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

### Outside

the front of the property is set back from the road with a block paved driveway giving access to the garage and the front entrance door. There is also pedestrian access at the side of the property

the fully enclosed rear garden has a lawn with well established, well stocked borders. Paved pathway and a paved seating area. There is a useful outside water tap, outside lighting and outdoor power points.

There is pedestrian access around the side of the property to the front.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



**Ground Floor**

**First Floor**

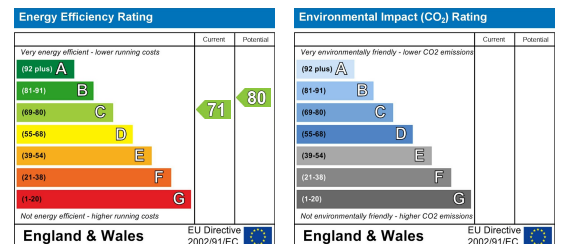
Total floor area 145.4 m<sup>2</sup> (1,565 sq.ft.) approx

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).  
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## 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.  
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