

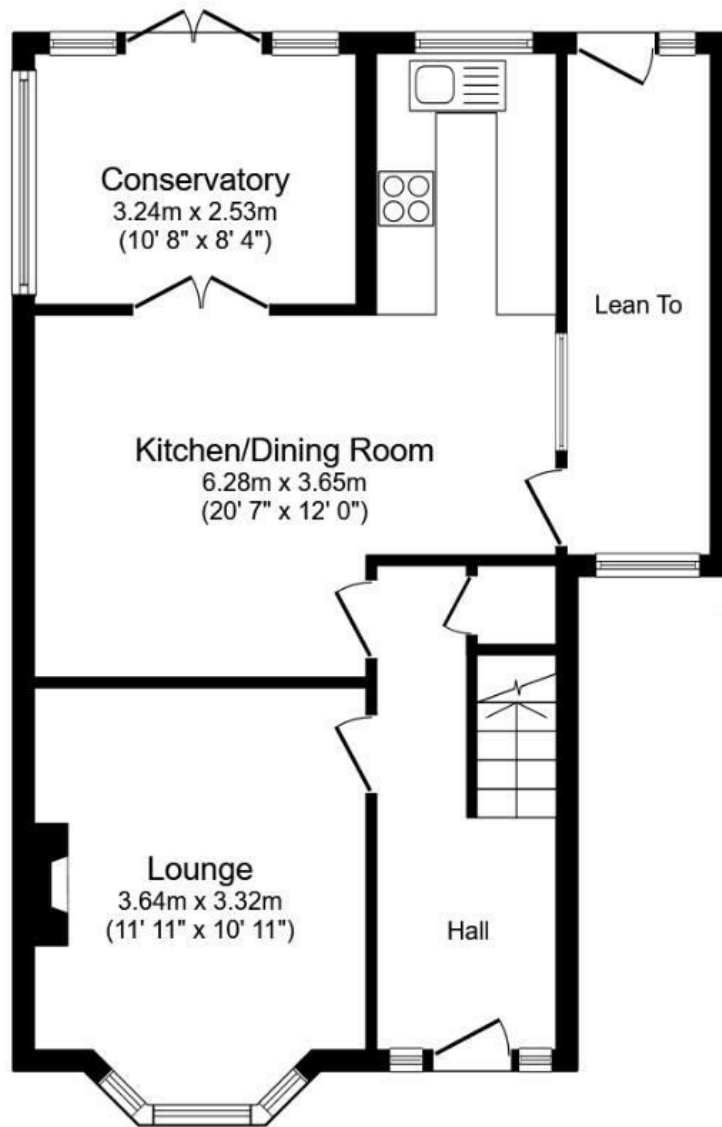


78 New Road, Rugeley, WS15 4BJ

£400,000

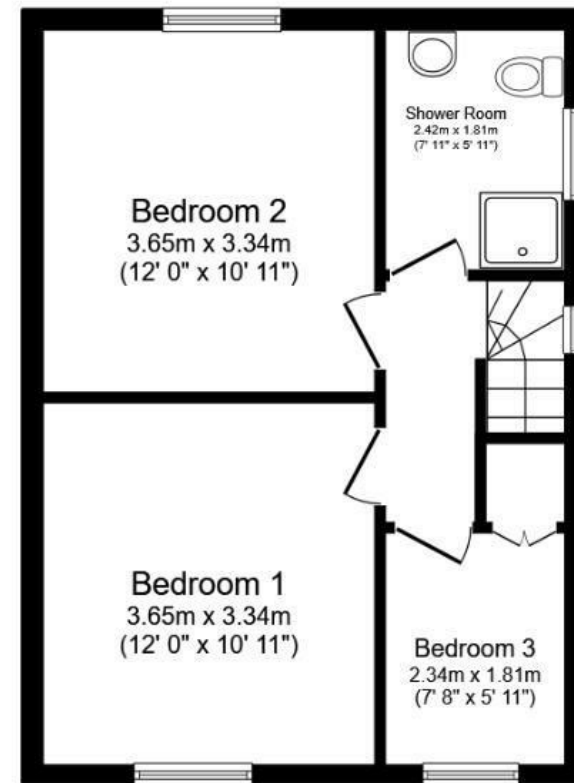
a fabulous opportunity to acquire this detached family home which requires upgrade and modernisation, has the potential to extend (STPP) and is positioned on an enviable plot in the popular village of Armitage, benefitting from a local GP surgery, post office, pharmacy, shop and butchers, as well as being located on a bus route and close to transport links for nearby Lichfield, Burton and Rugeley. Further benefitting from being offered for sale with NO UPWARD CHAIN, this property must be viewed to appreciate the size of the plot and the potential it has. In brief, the property comprises; Entrance Porch, Reception Hallway, Living Room, Dining Room, Conservatory, Breakfast Kitchen and Lean to/Utility. First Floor Landing, Three Bedrooms and a Family Bathroom. Large Frontage and Generous Rear Garden. Detached Garage and Coal Shed/Store. EPC rating - D

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Ground Floor

Floor area 61.4 sq.m. (661 sq.ft.)



First Floor

Floor area 38.9 sq.m. (418 sq.ft.)

Total floor area: 100.2 sq.m. (1,079 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Entrance Porch

accessed via a UPVC front door and having tiled flooring. Door into the

Hallway

having stairs leading to the first floor. Ceiling light point, radiator and under stairs storage with its own light point and window to the side aspect

Living Room

having a feature wood and tiled fireplace with an inset fire. Ceiling light point, coving, four wall light points, radiator and a UPVC double-glazed bay window to the front aspect

Dining Room

having a feature fireplace with a granite hearth and wood surround. Ceiling light point, coving, radiator, UPVC double-glazed French doors into the conservatory and open access into the

Conservatory

having a brick base and UPVC double-glazed units. Ceiling light fan, wood effect laminate flooring and UPVC double-glazed French doors into the rear garden

Breakfast Kitchen

fitted with a range of wall and base units, roll top work surfaces and a stainless steel sink with drainer. Appliance spaces for an electric cooker, fridge-freezer and a dishwasher. Two ceiling light points, tiling to the walls, laminate wood effect flooring, UPVC double-glazed window overlooking the rear aspect and a UPVC double-glazed window and door into the

Utility/Lean to

having space with plumbing for a washing machine. Two wall light points, tiled flooring, UPVC double-glazed windows and door leading to the rear of the property

First Floor Landing

having a ceiling light point, access into the loft and a UPVC double-glazed window to the side aspect

Bedroom One

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

Bedroom Two

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

Bedroom Three

having a fitted storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Family Bathroom

having a walk-in double shower enclosure with a mains powered overhead fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, radiator, tiling to walls and a UPVC double-glazed window to the side aspect

Garage and Store

the detached garage is accessed via double doors and has light, power and a UPVC double-glazed door into the rear garden. There is a UPVC double-glazed door to access the separate store/coal shed

Outside

the property is set back from the road behind a long frontage with a lawn, well established shrubs and hedges and a tarmac driveway leading down the side of the property which in turn gives access to the garage

the generous rear garden is well established and offers plenty potential to extend the property. There is a large lawn area, well stocked borders with plants and shrubs, two ponds, paved patio, allotment space, two greenhouses and a timber shed. There is also a useful outside water tap.

AGENTS NOTE

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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. 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.

