

HUNTERS®

HERE TO GET *you* THERE



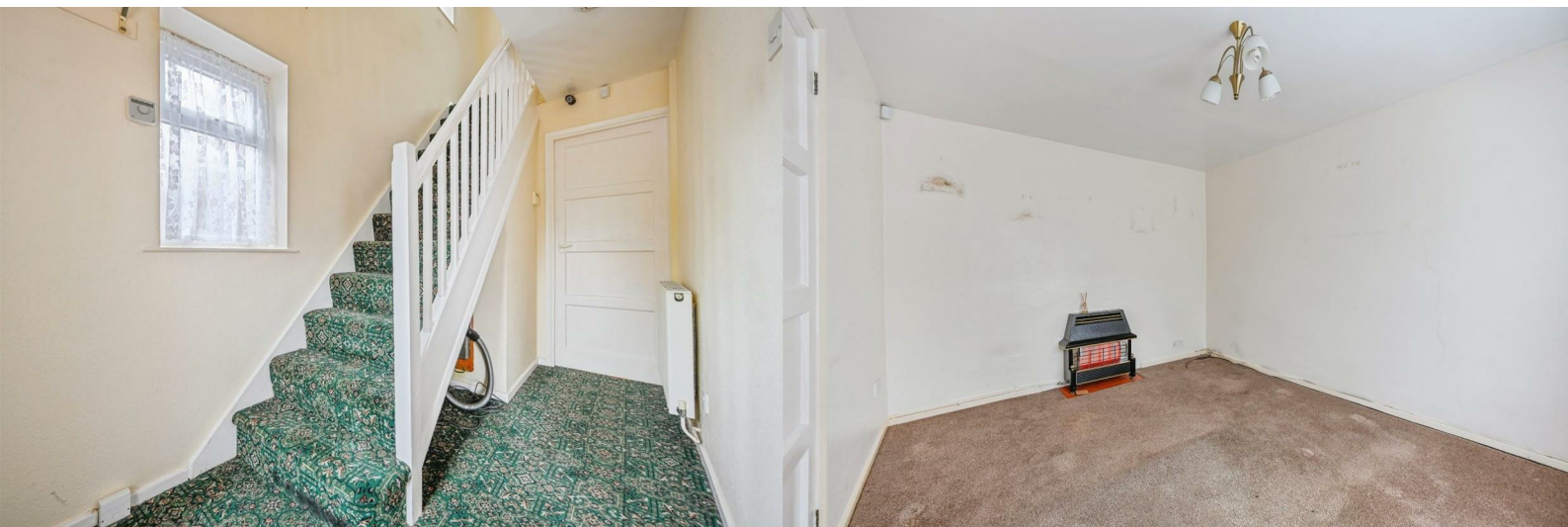
Millmoor Avenue

Armitage, Rugeley, WS15 4BL

£220,000



Council Tax: A



1 Millmoor Avenue

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Entrance Hallway

accessed via a UPVC double-glazed front entrance door and having a ceiling light point, radiator, stairs leading to the first floor and a UPVC double-glazed window to the side aspect

Living Room

having a free standing gas fire on a tiled hearth. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Dining Kitchen

having base units with roll top work surface and an inset stainless steel sink with drainer. Two ceiling light points, useful fitted storage, under stairs pantry cupboard, radiator, laminate flooring, double doors into the Conservatory and a door into the

Utility Room

having wall and base units with space for a gas cooker and space with plumbing for a washing machine. Ceiling light point, laminate floor, UPVC double-glazed door to the front and a UPVC double-glazed door and window to the rear garden

Conservatory

constructed of UPVC double-glazed units and having a ceiling light point, radiator, laminate flooring and French doors leading into the rear garden

First Floor Landing

having a useful fitted airing cupboard housing the central heating boiler. Ceiling light point, access to the loft and a UPVC double-glazed window to the side aspect

Bedroom One

having a walk-in double fitted wardrobe with shelving and hanging rails. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Two

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

Family Bathroom

having a panelled bath with an overhead electric shower fitment and a tiled surround, pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, wall mounted electric fan heater, laminate flooring and a UPVC double-glazed window to the rear aspect

Outside

the front of the property is set back from the road with a block paved driveway providing off-road parking for several vehicles. There is also a detached single garage which has an up and over door and benefits from light and power. A timber pedestrian gate gives access to the rear of the property

the low maintenance rear garden is paved and has screen fencing and an outside water tap. There is also a further paved area to the side with a timber storage shed

AGENTS NOTE

we are advised by the seller that there is a provision in the title meaning that an estate rent charge can be collected however, this has never had to be paid

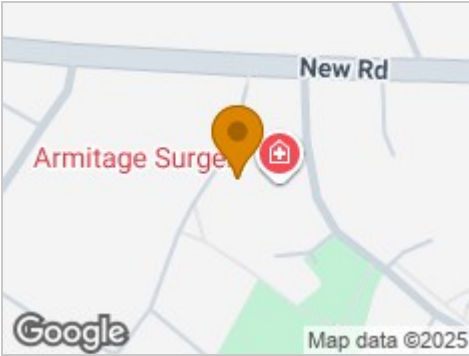
Should you proceed with an offer on this property we

Tel: 01543 419000

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



Road Map



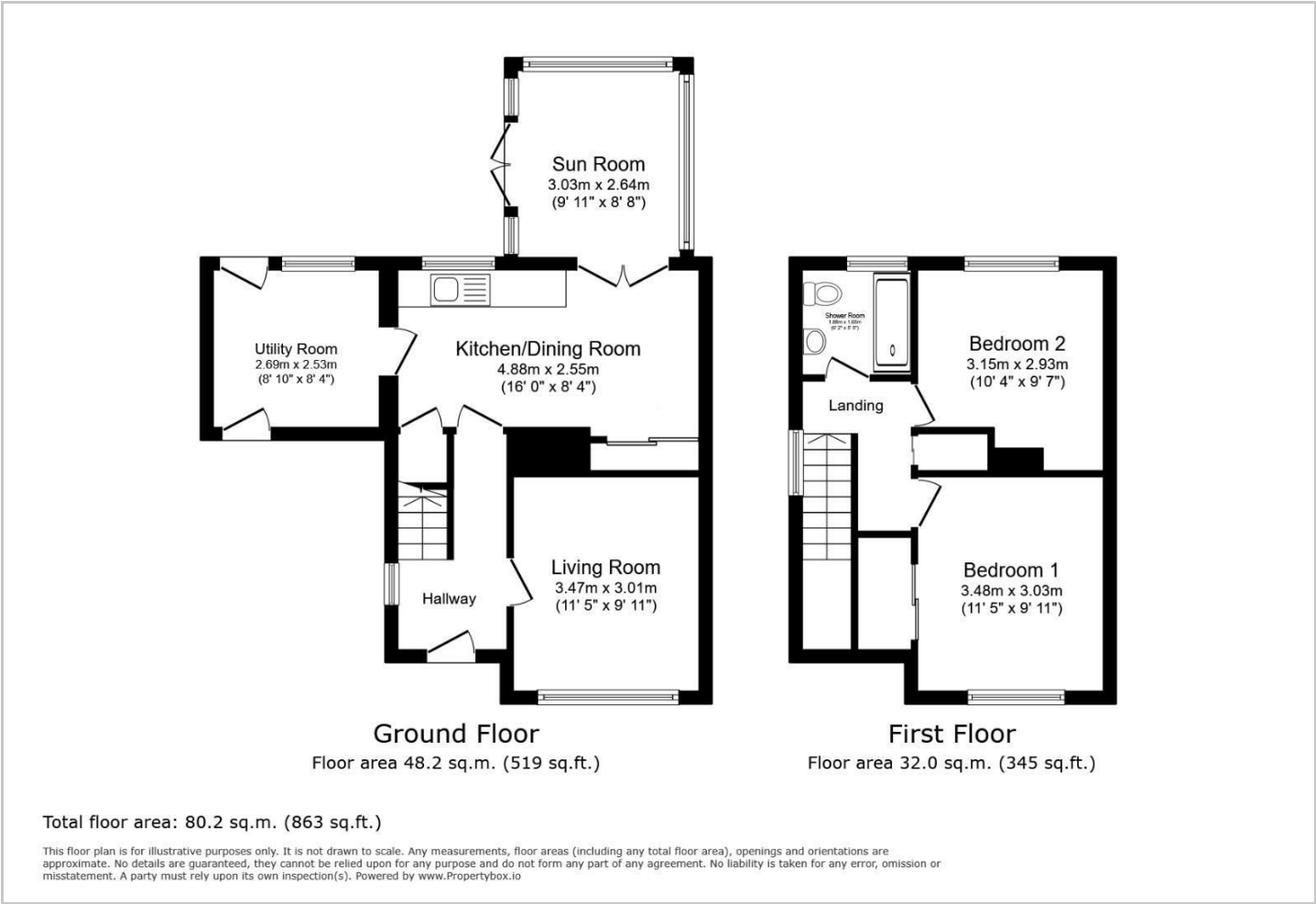
Hybrid Map



Terrain Map



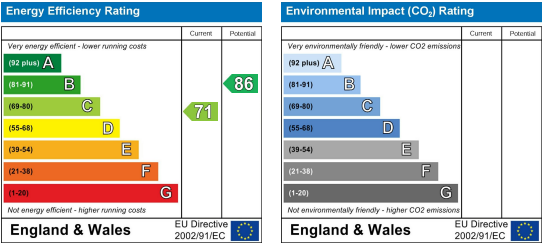
Floor Plan



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.