



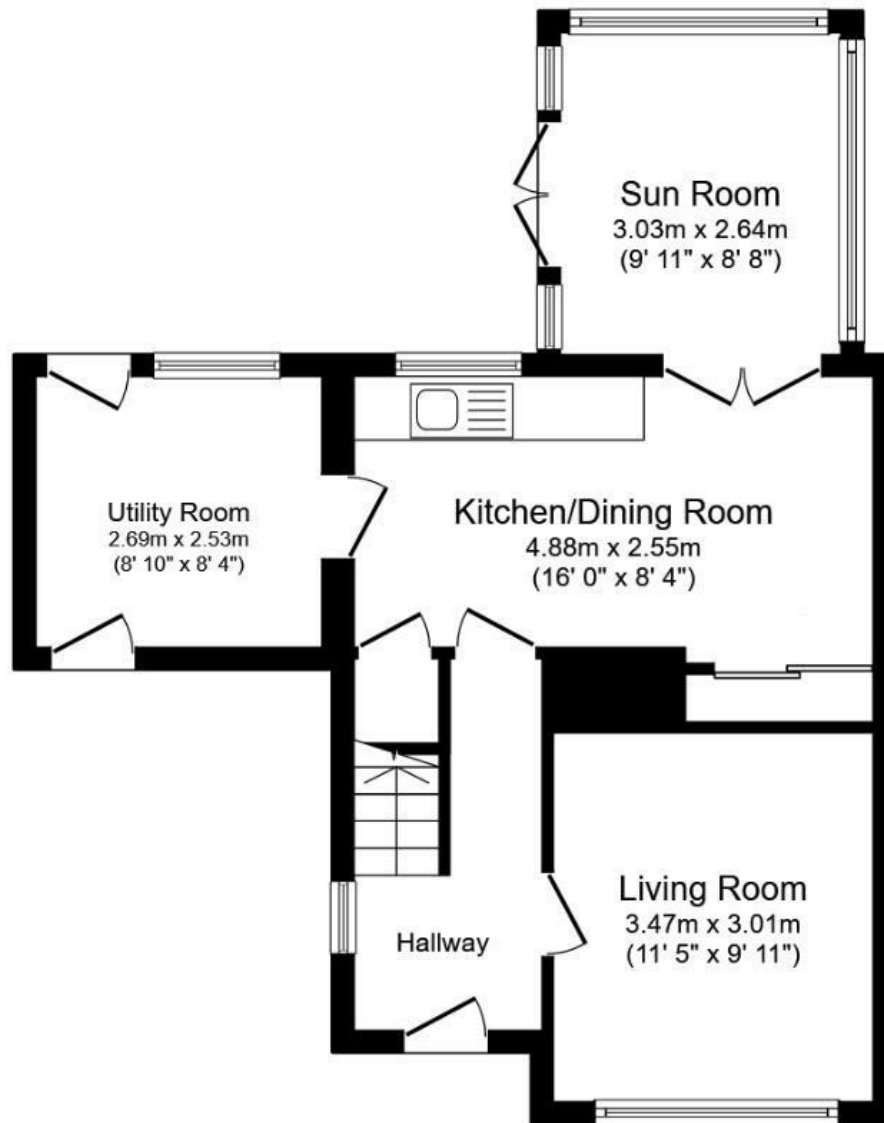


1 Millmoor Avenue, Armitage, Rugeley, WS15 4BL

£205,000

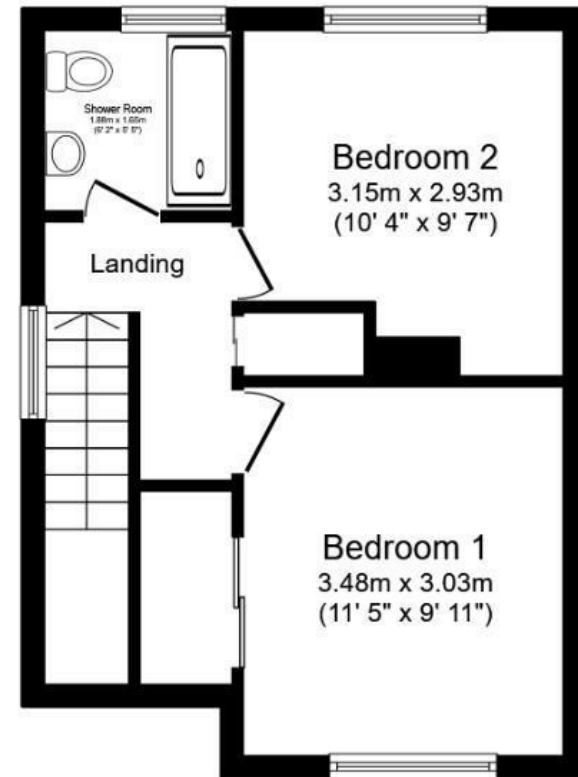
perfectly located for all local amenities and having the opportunity to improve, this two bedroomed property sits in the heart of the village of Armitage. Ideal for first time buyers or downsizers this good sized home is offered for sale with no upward chain. Benefitting from gas central heating and UPVC double-glazing, the accommodation briefly comprises of; Entrance Hallway, Living Room, Dining Kitchen, Conservatory and Utility Room. First Floor Landing, Two Double Bedrooms and a Family Bathroom. Driveway and Garage to the front and a Garden to the rear. Viewings available immediately. EPC rating - C

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### Ground Floor

Floor area 48.2 sq.m. (519 sq.ft.)



### First Floor

Floor area 32.0 sq.m. (345 sq.ft.)

**Total floor area: 80.2 sq.m. (863 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](http://www.Propertybox.io)

### 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 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                                 |                            |                                                                                     |
| (81-91) B                                   |                            | 86                                                                                  |
| (69-80) C                                   | 71                         |                                                                                     |
| (55-68) D                                   |                            |                                                                                     |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>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.



















