



Hood Lane
Armitage

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Lovett&Co. Estate Agents are pleased to offer for sale this beautifully presented three bedroom semi detached house, set in a sought after village location.

The property features a spacious lounge diner and breakfast kitchen as well as a delightful rear conservatory and inviting entrance hallway on the ground floor. Upstairs are three bedrooms, landing and a superb new modern fitted shower room (2021),

Externally the property offers a charming re-landscaped private rear garden(2022) which is not overlooked and features block paved area with steps up to a gravel garden with attractive planted borders. There is also a garage, off road parking and landscaped garden to the front.

Other benefits include: new carpets upstairs and |Parquet flooring in the lounge and hall (2022) wall and ceiling re-plastered (2021), new flat roof (2022) new fuse box and sockets (2021) as well as an insulated loft and central heating throughout.

The village of Armitage benefits from a range of local amenities such as shops and public houses whilst also benefiting from further facilities found within the nearby Cathedral City of Lichfield or Rugeley town centre. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network, train stations in both Lichfield and Rugeley provide local & cross country services, are both approximately just 4 miles away.

RECEPTION HALL:

Accessed via the porch and comprising: Parquet flooring, ceiling light point, carpeted stairs to first floor accommodation, doors to lounge, kitchen and side of property.

LOUNGE:

6.07m x 3.84m (19'11 x 12'7)

Feature fireplace with marble effect hearth and wood surround, radiator, coving, Parquet flooring, double doors to kitchen and sliding patio doors to conservatory.

CONSERVATORY:

2.90m x 1.98m (9'6 x 6'6)

Poly-carbonate sloping roof set on a brick base and upvc window design over, tiled flooring and French doors to garden.

KITCHEN:

4.24m x 4.09m (13'11 x 13'5)

Range of wall and base units with roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap. tiled walls, ceiling light point, kitchen island with wine rack and storage, space for a Range oven, American fridge freezer, space and plumbing for washing machine and window to the front.

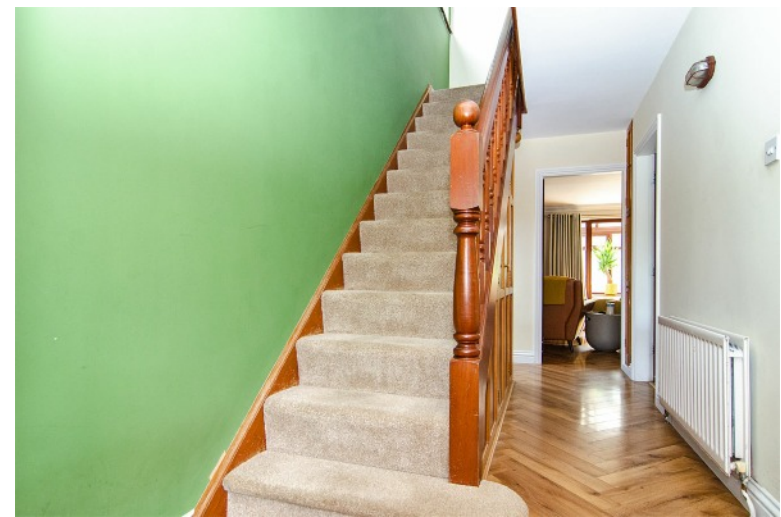
FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to loft.

MASTER BEDROOM:

3.45m x 3.38m (11'4 x 11'1)

Carpeted flooring, radiator, ceiling light point and window to front.





BEDROOM TWO:

2.97m x 2.95m (9'9 x 9'8) -

Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

2.97m(max) x 2.13m (9'9(max) x 7'0)

Carpeted flooring, window to rear, ceiling light points and radiator.

SHOWER ROOM:

White suite comprising: double shower cubicle, cabinet wash hand basin, W/C, tiled walls and flooring, ceiling light point and window to rear.



VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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