



## 64 Armitage Road

Brereton, Rugeley, WS15 1BZ

**£350,000**



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## Entrance Porch

Approached from composite front entrance with glass side screens. Having light point, radiator, with feature window to Lounge. Door leading to Hallway.

## Reception Hallway

Having two wall lights, coving, parquet flooring and loft access with light, ladder and being part boarded.

## Bedroom One

11'9" x 9'11" (3.58m x 3.02m)

Having a range of built in wardrobes with sliding mirror doors. Two light points, radiator and upvc double glazed window to side aspect.

## Bedroom Two

12'0" x 9'11" (3.66m x 3.02m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

## Bathroom

Comprising of panelled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, coving, airing cupboard with shelving, heated towel rail and upvc double glazed window to side aspect.

## Lounge

20'2" x 10'6" (6.15m x 3.20m)

Having feature fireplace with wooden mantle and tiled hearth. Ceiling light point, coving, radiator, wall lights and window to front. Archway to Dining Room.

## Dining Room

10'2" x 10'3" (3.10m x 3.12m)

Having ceiling light point, two wall lights, radiator,

feature wall with wood panelling and window to side. French doors opening out to the SOUTH FACING enclosed rear garden.

## Fitted Kitchen

14'5" x 7'11" (4.39m x 2.41m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and tiled splash. Electric cooker, space with plumbing for washing machine and wall mounted boiler. Inset ceiling lights, tiled flooring and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

## Outside

The property is set back from the road and enclosed with hedgerow borders. Having a lawned foregarden with planted borders and pathway to Entrance Porch. A gravelled driveway allowing parking for several vehicles in turn leading to wrought iron gate to the SOUTH FACING enclosed rear garden, being a particular feature of the property... Having paved patio to lawns, mature planted borders, three sheds and second paved seating area.

## Detached Workshop / Garage

Garage; 16'5" x 11'5"; Having up and over door with power, light and access door. Workshop; 11'3" x 15'1"; Having light, power, work bench and window overlooking the Garden.

## Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All

room measurements quoted in these sales particulars are approximate.

**Fixtures and Fittings:**

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

**Money Laundering;**

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



## Road Map



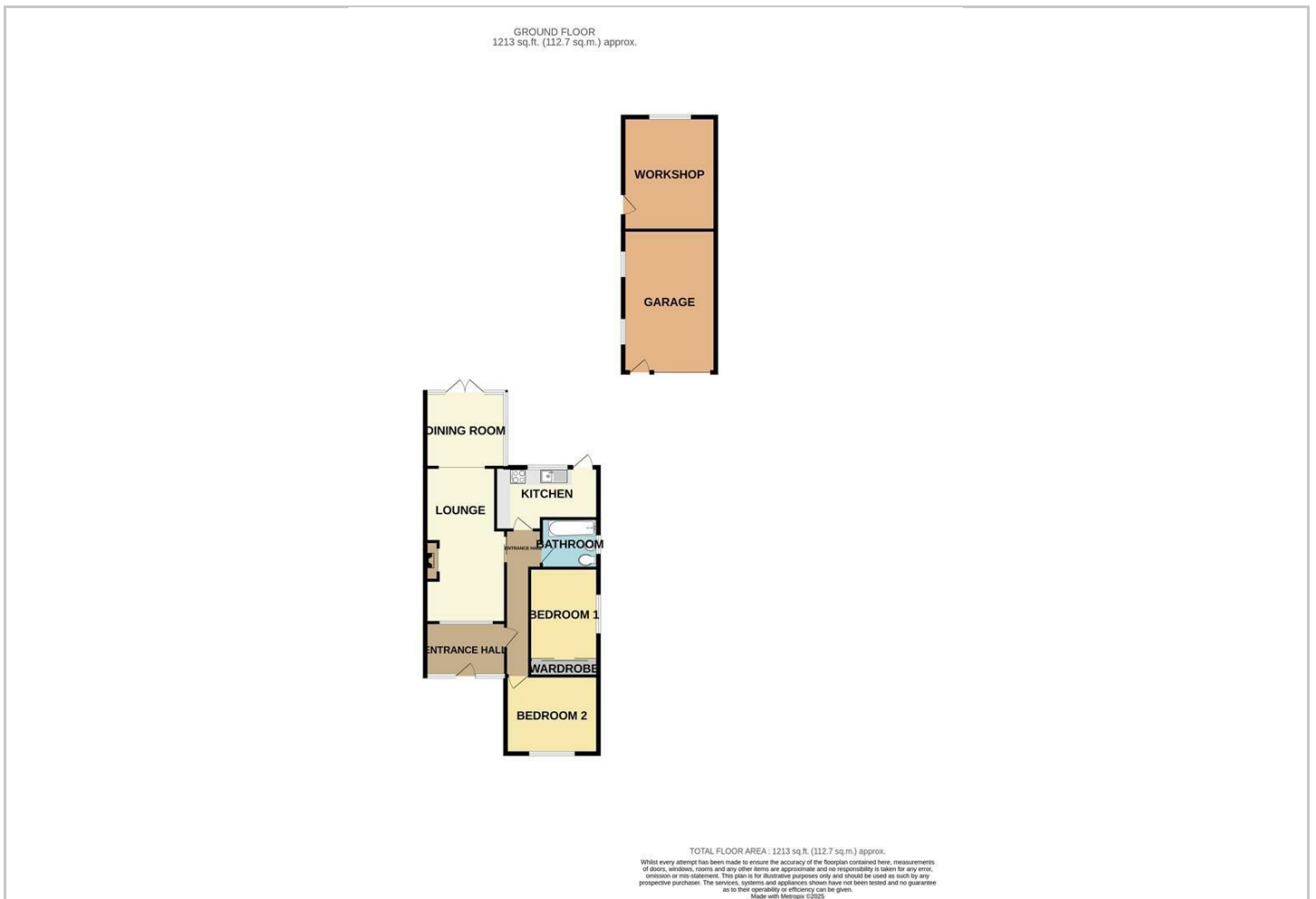
## Hybrid Map



## Terrain Map



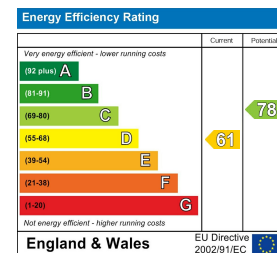
## Floor Plan



## Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.