

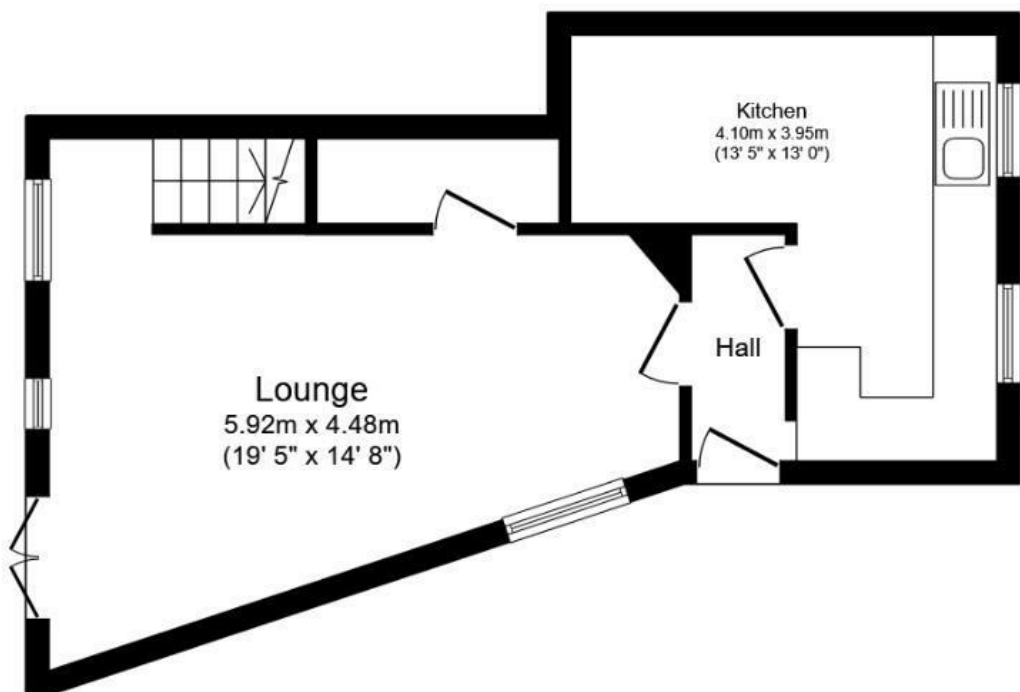


25a New Road, Rugeley, WS15 4AA

£190,000

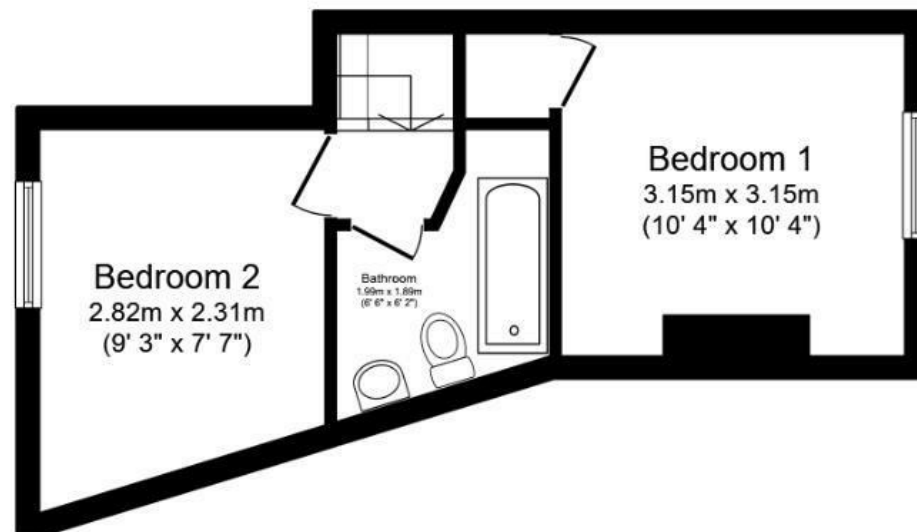
This property is perfect for first time buyers or investors, and is positioned in the popular village of Armitage, benefitting from a local GP surgery, post office, pharmacy, shop and butchers, as well as being located on a bus route and close to transport links for nearby Lichfield, Burton and Rugeley. Further benefitting from being offered for sale with NO UPWARD CHAIN. The property in brief comprises of; Entrance Hallway, Living Room, Dining Kitchen, First Floor Landing, Two Bedrooms, Bathroom, Small Driveway to the front and a Rear Garden, EPC RATING - D

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com



Ground Floor

Floor area 36.6 sq.m. (394 sq.ft.)



First Floor

Floor area 25.6 sq.m. (276 sq.ft.)

Total floor area: 62.3 sq.m. (670 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 Hall

accessed via a UPVC double-glazed front entrance door and having a ceiling light point, a radiator, laminate wood-effect flooring

Dining Kitchen

having a range of wall and base units with rolltop work surfaces, tiled splashbacks, stainless steel sink and drainer and an extractor fan. Plumbing space for a washing machine and space for a cooker, fridge and freezer. Two ceiling light points, radiator, two UPVC double glazed windows to the rear and tiled flooring

Living Room

having a ceiling light point, two radiators, stairs to the first floor with an under stairs storage cupboard, two UPVC double glazed windows to the side and rear aspect and french doors giving access to the rear.

First Floor Landing

having a ceiling light point

Bedroom One

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

Bedroom Two

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

Bathroom

having a panelled bath with an overhead mains shower fitment and part tiling to walls. Close-coupled WC with a pedestal handwash basin, ceiling light point, extractor fan and a radiator

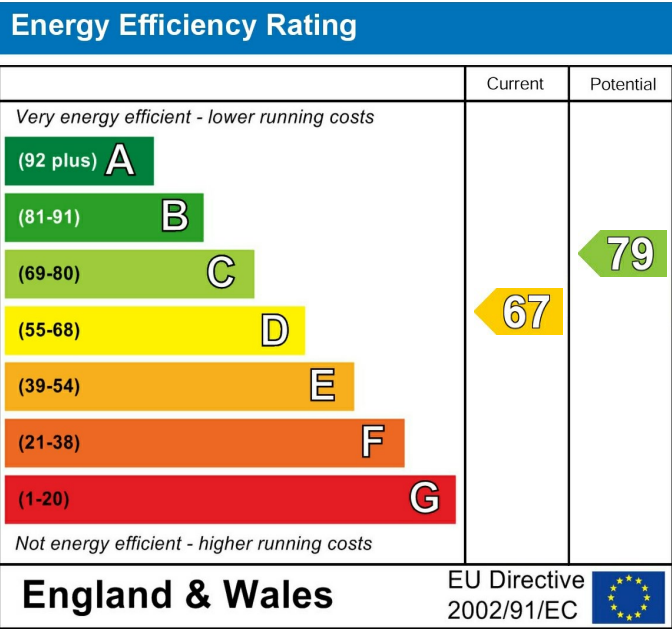
Outside

the front of the property is set back from the road with a pedestrian gate and access to the front entrance door. There is a driveway space to the side of the property suitable for a small vehicle

The rear garden has a paved patio and a pebbled area.

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.****



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.









