

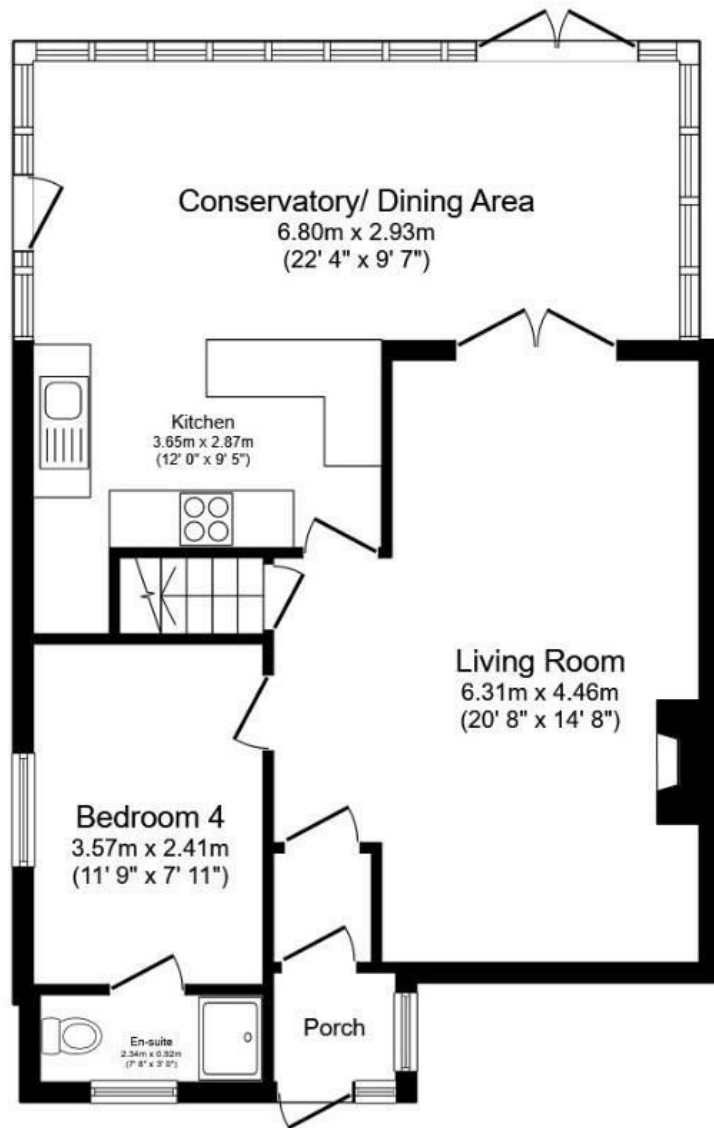


18 Ford Way, Armitage, Rugeley, WS15 4BX

£275,000

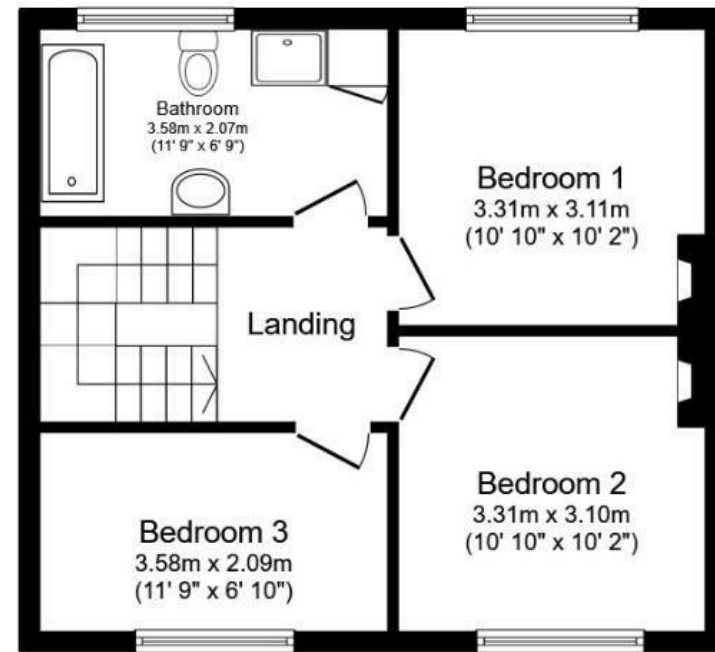
Located on a quiet road in the sought-after village of Armitage, this is a lovely family home conveniently situated for all local amenities. Benefiting from an added downstairs bedroom and en-suite, perfect for multi-generational living. In brief the property comprises of; Entrance Porch, Living Room, Dining Kitchen and Family Room with a Bedroom and En-suite. First Floor Landing, Three Further Bedrooms and a Family Bathroom. Garden to the rear with Driveway Parking to the Front. EPC RATING - C

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Ground Floor

Floor area 69.9 sq.m. (752 sq.ft.)



First Floor

Floor area 44.0 sq.m. (474 sq.ft.)

Total floor area: 113.9 sq.m. (1,226 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 Porch

accessed via a composite front entrance door, having a wall light point, laminate flooring and a UPVC double-glazed window to the side aspect.

Living Room

having a feature gas fireplace on a granite hearth with a wooden surround, two ceiling light points and a wall light point, coving, two radiators, door with stairs to the first floor landing, wood laminate flooring, UPVC double-glazed window to the front aspect and UPVC french doors giving access to the dining kitchen.

Bedroom Four

having a ceiling light point, radiator, wood laminate flooring and a UPVC double-glazed window to the side aspect

En-suite

having a shower cubicle with an electric shower fitment, close-coupled WC, pedestal handwash basin with a tiled splashback. Ceiling light point, extractor fan, towel radiator, aqua panelling to walls and wood laminate flooring. UPVC double-glazed window to the front aspect

Open Plan Kitchen/Dining Room

having a range of wood-effect wall and base units with rolltop work surfaces, stainless steel sink and drainer, tiled splashbacks, rangemaster cooker and plumbing space for a washing machine and dishwasher. Ceiling light point, radiator and laminate flooring. Space for a freestanding fridge-freezer and a Log and coal burner on a brick hearth and tiled surround, spotlights, radiator, UPVC double-glazed windows and french doors to the rear aspect and a UPVC door giving access to the side of the property.

First Floor Landing

having a ceiling light point, access to the loft and a UPVC double-glazed window to the side aspect

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

having a freestanding double ended bath with a floor standing tap and showerhead. Shower cubicle with a mains fitment, close-coupled WC and a vanity handwash basin with fitted drawers and units. Spotlights, extractor fan, towel radiator, tiles to wall and wood laminate flooring. Airing cupboard housing the combi boiler 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 for multiple cars. There is side access to the rear garden via a pedestrian iron gate.

The rear garden has two outside water taps with a paved patio seating area. Having steps up to a paved pathway and lawn area with mature shrubs, hedges and trees. There is a further patio seating area with two timber storage sheds and a greenhouse.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.









