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64 Armitage Road, Brereton, Rugeley, WS15 1BZ
£350,000

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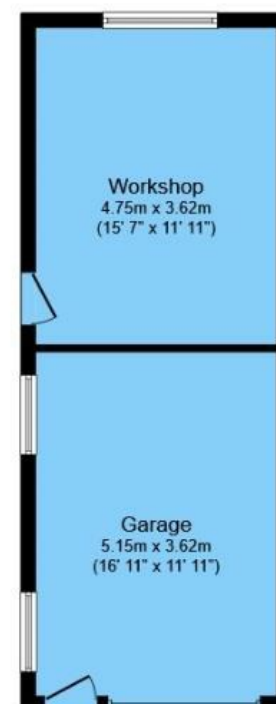
£350,000

this detached property occupies a generous plot and is conveniently located for access to the town centre of Rugeley, the Trent and Mersey canal, Cannock Chase Forest (AONB) and all local transport links. Offering a great potential to extend (stpp) and create a separate annexe in the garden. Benefitting from gas central heating and UPVC double-glazing. The accommodation briefly comprises; Entrance Lobby, Hallway, Living/Dining Room. Garden/Sitting Room onto the rear garden and a Kitchen. Two double Bedrooms and a Family Bathroom. Generous Parking to the front, GARAGE and Workshop with potential to convert (stpp) and a large rear garden. Viewing is essential to see the potential this property has to offer. EPC rating - D

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Floor Plan



Outbuilding

Total floor area 115.8 sq.m. (1,246 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 propertybox.io

Entrance Lobby

accessed via a composite front entrance door and having a wall mounted light point, radiator, windows to the front aspect and a door into the

Hallway

giving access to all accommodation and having two wall light points and Parquet flooring

Living/Dining Room

having a feature electric fire on a tiled hearth with a timber mantle and exposed brick to either side. Ceiling light point, two wall light points and open access into the

Garden/Sitting Room

having a ceiling light point, decorative wood panelling to one wall, radiator and French doors into the rear garden

Kitchen

having a range of wall and base units with counter tops and an inset stainless steel sink with drainer. Appliance spaces for a cooker, fridge and washing machine. Inset ceiling spotlights, part tiling to the walls, wall mounted central heating boiler, tiled flooring, UPVC double-glazed window over looking the rear aspect and a UPVC double-glazed door into the garden

Bedroom One

benefitting from fitted wardrobes providing hanging and storage space. Two ceiling light points, radiator and a UPVC double-glazed window to the side aspect

Bedroom Two

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

Bathroom

having a panelled steel bath with an over head mains powered shower fitment and screen, pedestal hand wash basin and a close-coupled WC. Ceiling light point, useful fitted storage cupboards, aqua panelling to walls, towel

radiator and a UPVC double-glazed window to the side aspect

Outside

the front of the property is set back from the road with a gravelled driveway providing off road parking for several vehicles. There is lawn, well established shrubs and trees providing privacy, paved pathway to the front door and access to the side of the property

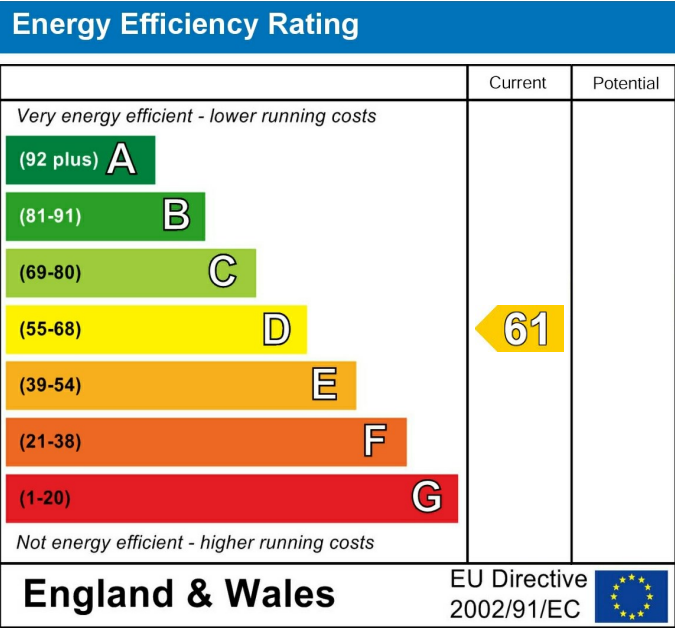
the generous rear garden has a lawn with well stocked borders and an array of fruit trees and shrubs. There are paved patio areas for outdoor dining and entertaining as well as a useful outside water tap

Garage and Workshop

both benefitting from having power. The detached garage and workshop provide potential to convert to an annexe or similar if required (STPP)

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 which is non refundable



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.



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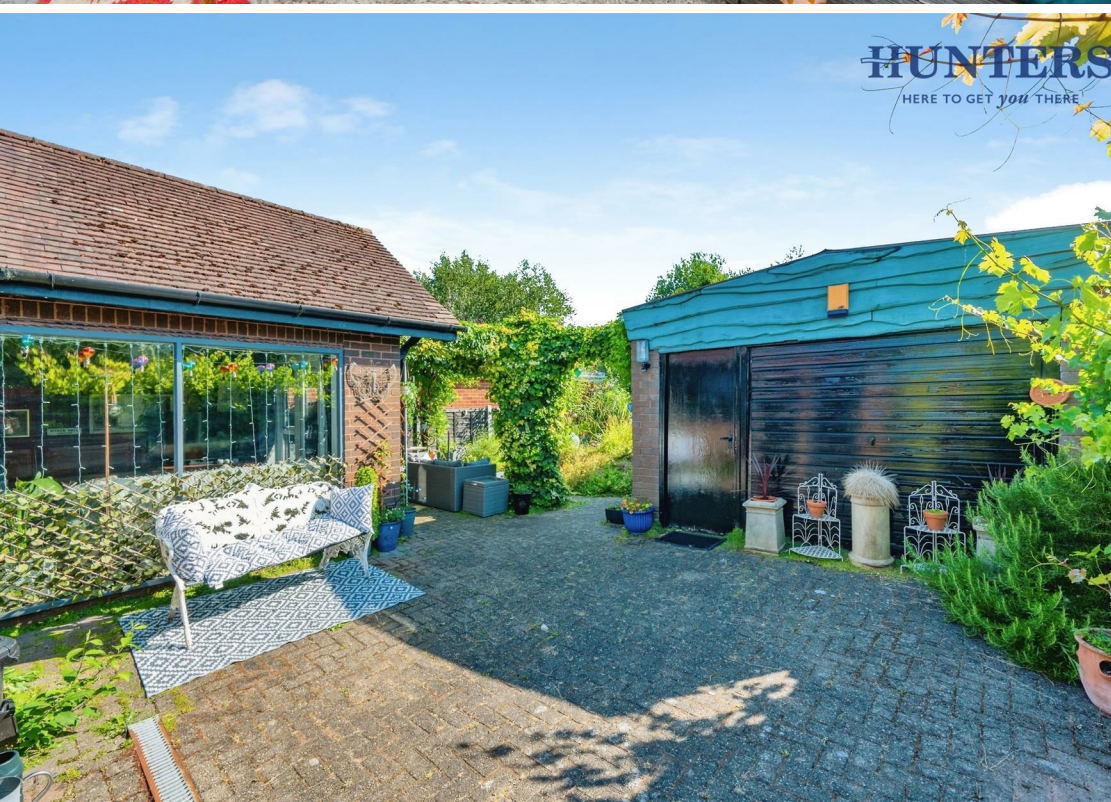


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