

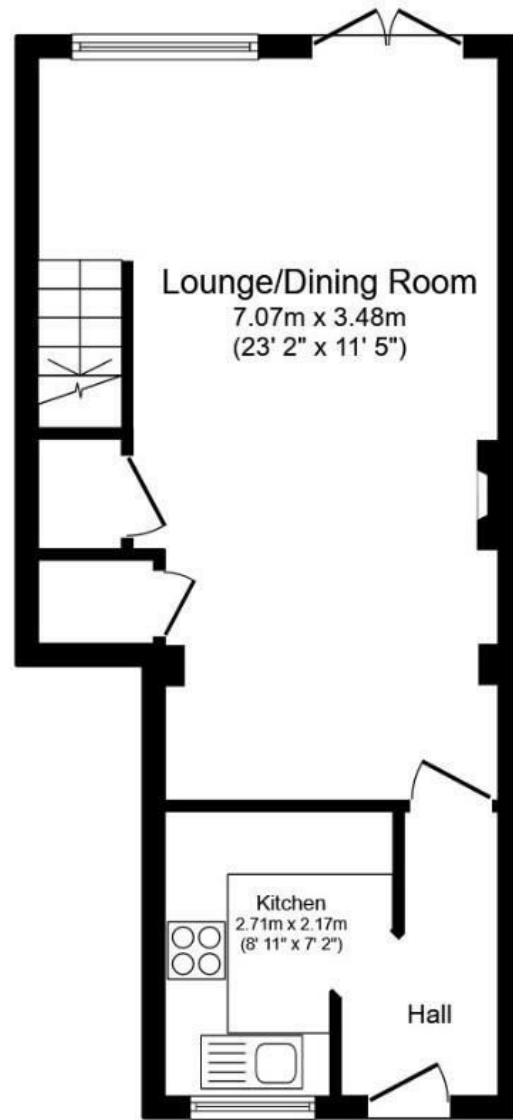


25 New Road, Rugeley, WS15 4AA

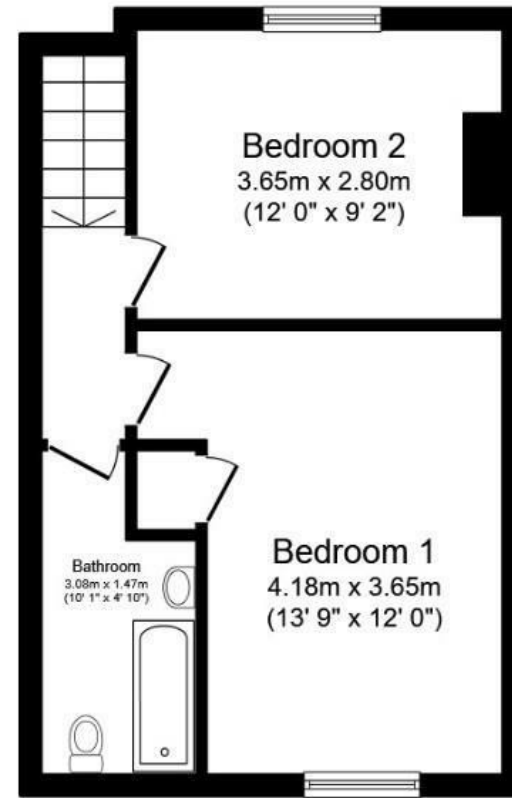
Offers Over £200,000

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. In brief, the property comprises; Entrance Hallway, Kitchen, Living Room, Dining Room, First Floor Landing, Two Bedrooms, Family Bathroom and Rear Garden. EPC RATING - D

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Ground Floor
Floor area 38.1 sq.m. (410 sq.ft.)



First Floor
Floor area 30.8 sq.m. (332 sq.ft.)

Total floor area: 68.9 sq.m. (742 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, radiator and laminate wood-effect flooring

Kitchen

fitted with a range of wall and base units, roll top work surfaces with tiled splashbacks and an inset stainless steel sink with drainer. Electric cooker with an extractor fan, plumbing space for a washing machine and space for a fridge-freezer. Ceiling light point, radiator, wood laminate flooring and a UPVC double-glazed window to the front aspect

Living Room

having a feature electric fireplace on a tiled hearth with a brick surround, two ceiling light points, two radiators, two storage cupboards, stairs to the first floorUPVC double-glazed window and french doors to the rear

First Floor Landing

having a ceiling light point

Bedroom One

having a ceiling light point, radiator, airing cupboard housing the water tank and a UPVC double-glazed window to the front aspect

Bedroom Two

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

Bathroom

having a panelled bath with an electric shower fitment, close-coupled WC and a pedestal handwash basin. Ceiling light point, extractor fan, radiator, cupboard housing the boiler, access to the loft and laminate flooring

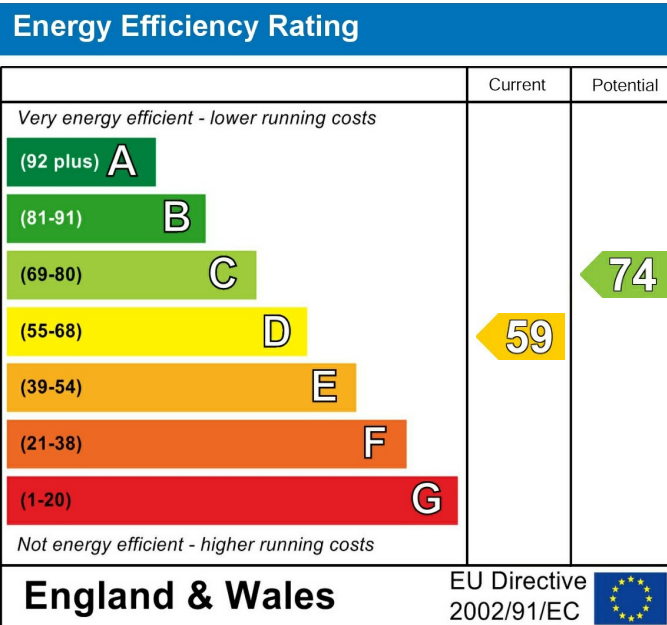
Outside

the front of the property is set back from the road with access to the front entrance door

The rear garden has a paved patio area with steps down to the lawn area with mature shrubs and hedges

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.









