



## 14A Hood Lane

Armitage, Rugeley, WS15 4AG

**£400,000**



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## Entrance Hallway

Approached from hardwood front entrance door and having ceiling light point, coving, radiator and doors to accommodation.

## Lounge

14'5" x 13'1" (4.39m x 3.99m)

Having a stone feature fire surround with inset gas fire on hearth. Ceiling light point, coving, radiators and upvc double glazed window to front aspect.

## Breakfast Kitchen

14'5" x 10'10" (4.39m x 3.30m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in double electric oven, gas hob with extractor over, integrated dishwasher and fridge/freezer. Inset ceiling lights, radiator, coving, tiled flooring and upvc double glazed window to rear aspect. Door to Utility Room.

## Utility Room

Having base unit with work surface over, incorporating inset stainless steel sink with mixer tap, drainer and tile splash. Washing machine and tumble dryer. Light point, radiator, tiled flooring and upvc double glazed windows to front and rear aspects. Upvc doors to front and rear elevations.

## Bedroom One

11'4" x 10'11" (3.45m x 3.33m)

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

## Bedroom Two

14'6" x 9'6" (4.42m x 2.90m)

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

## Bedroom Three

11'4" x 10'0" (3.45m x 3.05m)

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

## Shower Room

Comprising walk in corner shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, coving, radiator, airing cupboard with shelving, tiling to walls and flooring, loft access and upvc double glazed window to rear aspect.

## Outside

The property is situated on a good sized plot with a block paved driveway providing plentiful parking for vehicles and in turn leads to Garage with electric roller shutter door with power and light. A side gate allows access into the enclosed Rear Garden, being mainly laid to lawn with flower borders, paved patio, shed and outside tap. A brick built building allows for storage and access door to Garage.

## 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



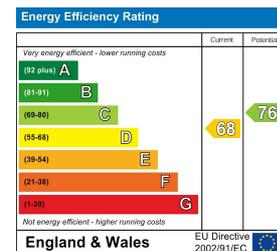
## Floor Plan



## 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.