



Bill Tandy  
and Company

46 New Road, Armitage, Rugeley, Staffordshire, WS15 4BJ

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 46 New Road, Armitage, Rugeley, Staffordshire, WS15 4BJ

# £165,000

Bill Tandy and Company are delighted to offer for sale this traditional semi-detached home located in the heart of the highly sought-after village of Armitage. The village is only a short distance away from both the cathedral city of Lichfield and Rugeley town centre. A superb range of village facilities is found within walking distance of the property, including shops, pubs, butchers, bakery, village hall, doctors surgery and dispensary pharmacy. The property, which benefits from no upward chain, requires modernisation and briefly comprises reception hall, lounge with walk-in bay window, dining room, kitchen, laundry room, ground floor shower room, three first floor bedrooms and bathroom. There is a gravelled driveway to the front, providing parking, and gardens are set to the rear. \*WE ADVISE CASH BUYERS ONLY\*



### ENTRANCE HALL

approached via a canopy porch and double glazed front entrance door and having stairs to first floor and radiator.

### LOUNGE

4.36m max into bay x 3.98m max (14' 4" max into bay x 13' 1" max) having double glazed walk-in bay window to front, radiator and recessed fireplace with capped gas point.

### DINING ROOM

3.97m x 3.37m (13' 0" x 11' 1") having double glazed window and door to rear, feature fireplace with tiled hearth, inset and surround, quarry tiled floor, radiator under stairs storage cupboard with shelving, cold slab and window to side.

### KITCHEN

3.56m x 2.14m (11' 8" x 7' 0") having double glazed window to side, quarry tiled floor, base cupboards and drawers with round edge work tops above, inset stainless steel sink with drainer, space for free-standing cooker and door to:

### PORCH/LAUNDRY ROOM

having laundry area with obscure double glazed entrance door to side, double glazed window to rear and spaces for white goods with plumbing for washing machine.

### GROUND FLOOR SHOWER ROOM

2.12m x 1.51m (6' 11" x 4' 11") having obscure double glazed window to rear and suite comprising pedestal wash hand basin, low flush W.C. and shower cubicle with Triton shower over.

### FIRST FLOOR LANDING

having an obscure double glazed window to side, loft access and doors opening to:



### BEDROOM ONE

4.47m into bay x 3.06m (14' 8" into bay x 10' 0") having walk-in double glazed bay window to front, exposed tiled fireplace and radiator.

### BEDROOM TWO

3.37m x 2.81m (11' 1" x 9' 3") having double glazed window to rear and radiator.

### BEDROOM THREE

3.55m x 2.11m (11' 8" x 6' 11") having double glazed windows to rear and side, radiator and Ideal boiler.

### BATHROOM

2.38m x 2.25m max (7' 10" x 7' 5" max) having obscure double glazed window to front, towel rail and suite comprising pedestal wash hand basin, bath with shower head attachment and low flush W.C.

### OUTSIDE

There is a gravelled driveway to the front providing parking and giving access to the front door and the side porch. To the rear is a gravelled and decked patio area with shaped lawn set beyond and storage shed.

### COUNCIL TAX

Band B.





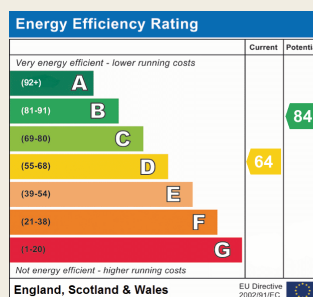
## FURTHER INFORMATION/SUPPLIERS

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

Given the extent of work required, mortgage finance is unlikely to be available and the property is best suited to cash buyers only.

## ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



## TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

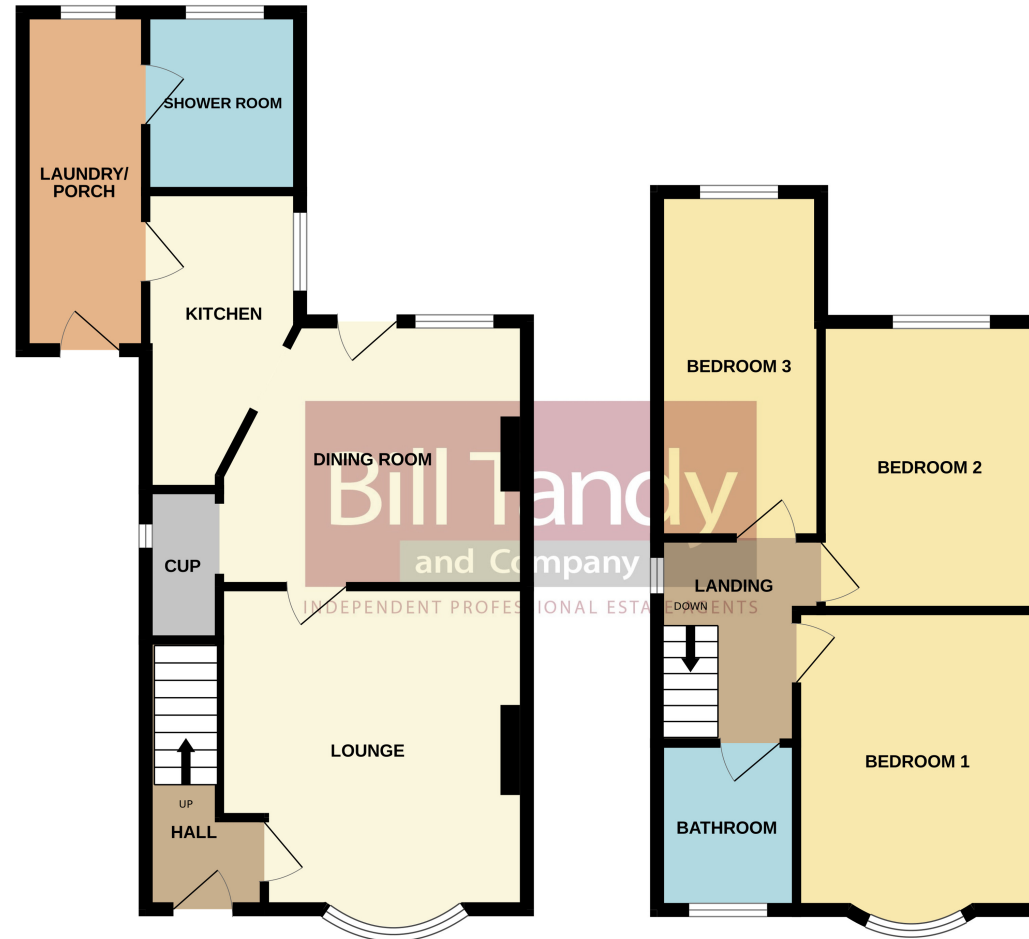
## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



46 NEW ROAD, ARMITAGE, WS14 4BJ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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