

Bill Tandy
and Company

36 Hood Lane, Armitage, Rugeley, Staffordshire, WS15
4AG

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**36 Hood Lane, Armitage, Rugeley,
Staffordshire, WS15 4AG**

£349,950

Enjoying a delightful location on the edge of the popular village of Armitage and with lovely open countryside views to the front, this extended semi detached family home is truly special. Being lovingly cared and very well maintained the property has been cleverly extended to create a very generous accommodation layout. The location is perfect for accessing the local village facilities including its choice of pubs, shops, pharmacy and general store. Lichfield and Rugeley offering a broad choice of shopping and leisure facilities are each within easy driving distance. The peaceful location with its countryside aspect to the front is ideal for enjoying pleasant walks. To fully appreciate this very stylish home an early viewing would be strongly recommended.



ENTRANCE VESTIBULE

approached via a PVC composite entrance door with obscure leaded glazed inserts and having an inner leaded glazed entrance door opening to:

RECEPTION HALL

having feature laminate flooring, recessed bookcase and double doors to:

IMPRESSIVE LIVING ROOM

4.95m (4.49m min) x 4.40m (16' 3" max 14'9" min x 14' 5") a generously extended room having two leaded UPVC double glazed windows to front with lovely views, two radiators and central traditional fire surround with inset living flame gas fire and marble hearth and backing.

DINING ROOM

3.77m max x 2.75m (12' 4" max x 9' 0") having UPVC double glazed double French doors out to the rear decked patio, laminate flooring, double radiator, stairs leading off and bi-fold opens to:

QUALITY FITTED KITCHEN

3.80m x 3.10m (12' 6" x 10' 2") having generous work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, dresser style display shelving, one and a half bowl stainless steel sink unit with swan neck mixer tap, integrated dishwasher with matching fascia, range type cooker with stainless steel splashback and extractor hood, larder fridge, integrated bottle racking, pull-out larder unit with shelving, corner carousel cupboards, co-ordinated ceramic wall tiling, UPVC double glazed window overlooking the rear garden, tiled flooring and door to:

UTILITY ROOM

3.80m x 1.47m (12' 6" x 4' 10") having tiled flooring, space and plumbing for washing machine and tumble dryer, fluorescent light strip, UPVC double glazed door to rear garden, double glazed window to side, door to garage and further door to:

FITTED GUESTS CLOAKROOM

having close coupled W.C, bidet, wash hand basin with tiled splashback, radiator, tiled flooring and wall mounted Worcester combination gas central heating boiler.



SPACIOUS FIRST FLOOR LANDING

having double glazed window to side, radiator and loft access hatch with pulldown ladder.

BEDROOM ONE

3.63m x 3.35m (11' 11" x 11' 0") having fitted wardrobes with central dressing table and overhead storage cupboards, pelmet downlighters and matching bedhead surround with bedside cabinets, shelving and lighting, leaded UPVC double glazed window to front with far-reaching countryside views and discreet door opening to:

EN SUITE SHOWER ROOM

a cleverly crafted shower room being fully tiled and having a corner shower cubicle with thermostatic shower fitment, close coupled W.C. and vanity unit with wash hand basin with mono bloc mixer tap, vanity mirror, low energy downlighters, extractor fan and heated towel rail/radiator.

BEDROOM TWO

3.50m x 2.79m (11' 6" x 9' 2") having double doored fitted wardrobe with side dressing table and overhead storage cupboard, bedhead with bedside cabinets, UPVC double glazed window to rear and double radiator.

BEDROOM THREE

2.60m x 2.40m (8' 6" x 7' 10") having leaded UPVC double glazed window to front and radiator.



LUXURY BATHROOM

having a suite comprising panelled bath with waterfall mixer tap, separate tiled shower cubicle with Triton electric shower, pedestal wash hand basin, close coupled W.C., ceramic tiled splashbacks, obscure UPVC double glazed window, low energy downlighters and extractor fan.

OUTSIDE

The property is set back from the road with a generous stone chipped driveway providing parking for several cars with low maintenance raised walled foregarden border with established shrubs. To the rear is an attractive landscaped garden with patio seating and raised decked patio with balustrade, well tended lawn with stepping stone pathway leading to a delightful garden summerhouse, established trees and shrubs, fenced perimeters and hidden functional utility space.

GARAGE

4.90m x 2.53m (16' 1" x 8' 4") approached via an up and over entrance door and having fluorescent light and power points, obscure UPVC double glazed window to side.

COUNCIL TAX

Band C.



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/>

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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

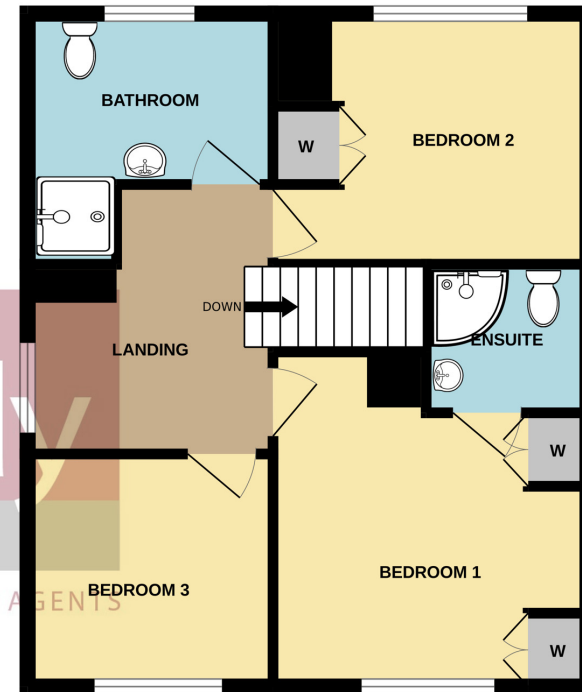
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



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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lichfield@billtandy.co.uk
Tel: 01543 419400

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