

DRAFT

5 Far Lady Croft, Armitage, Rugeley, Staffordshire, WS15

4FA

Bill Tandy
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

5 Far Lady Croft, Armitage, Rugeley, Staffordshire, WS15 4FA

£220,000

Bill Tandy and Company are delighted in offering for sale this modern three bedroom end terraced property located on the small select cul de sac of Far Lady Croft. Located within the heart of the 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 are found within walking distance including shops, pubs, butchers, bakery, village hall, doctors surgery and dispensary pharmacy. The property, which we understand was recently built by Walton Homes, needs to be viewed to be fully appreciated and comprises reception hall, guests cloakroom, lounge, open plan dining kitchen, three first floor bedrooms and modern bathroom. There are two allocated parking spaces to the front of the property and a side gated access leads to the rear garden.



CANOPY PORCH

having front entrance door which opens to:

RECEPTION HALL

having laminate floor, double glazed window to side, radiator, stairs to first floor and door opens to:

LOUNGE

4.33m x 3.28m (14' 2" x 10' 9") having double glazed window to front, two radiators, laminate floor and useful under stairs storage cupboard.

DINING KITCHEN

4.29m x 2.96m (14' 1" x 9' 9") this open plan dining kitchen has double glazed window and French doors opening to the rear garden, radiator, modern base cupboards and drawers surmounted by round edge preparation work tops, wall mounted cupboards, inset stainless steel one and a half bowl sink, inset oven with four ring gas hob above, stainless steel splashback surround and extractor fan above, spaces ideal for washing machine, dishwasher and fridge/freezer and concealed space housing the Vaillant boiler.

GUESTS CLOAKROOM

having pedestal wash hand basin with tiled splashback surround, low flush W.C. and radiator.

FIRST FLOOR LANDING

having double glazed window to side and recently added loft hatch with pulldown ladder leading to a partly boarded loft. Doors lead off to:

BEDROOM ONE

3.38m x 2.36m (11' 1" x 7' 9") having double glazed window to rear, radiator and useful wardrobe.

BEDROOM TWO

3.28m x 2.35m (10' 9" x 7' 9") having double glazed window to front, radiator and built-in wardrobe.



BEDROOM THREE

2.11m x 2.07m (6' 11" x 6' 9") having double glazed window to front and radiator.

FAMILY BATHROOM

2.12m x 1.85m (6' 11" x 6' 1") having obscure double glazed window to rear, radiator and suite comprising pedestal wash hand basin, low flush W.C. and bath with shower appliance over.

OUTSIDE

There are two block paved allocated parking spaces to the front of the property and a paved pathway leading to the front door. A side gate leads to the rear. To the rear of the property is a paved patio area and shaped lawn set beyond with space for shed and fenced surround.

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

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



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



5 FAR LADY CROFT, ARMITAGE, WS15 4FA

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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