



30 Wordsworth Close, Armitage, Rugeley, Staffordshire,
WS15 4UR

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

30 Wordsworth Close, Armitage, Rugeley, Staffordshire, WS15 4UR

£300,000

Having undergone a significant programme of refurbishment and improvement, this very well presented detached family home enjoys a lovely setting in the popular village of Armitage. With a pleasant open green aspect to the front the property has been cleverly re-designed to create a very comfortable and stylish family home. The location is perfect for accessing the local village facilities, whilst both Lichfield and Rugeley centres are within easy driving distance. With UPVC double glazing and gas fired central heating, together with a very stylishly fitted kitchen and bathroom, an early viewing of this fine detached family home is strongly recommended. NO ONWARD CHAIN



ENTRANCE PORCH

being UPVC double glazed on a brick base and having an inner obscure double glazed composite entrance door opening to:

RECEPTION AREA

having radiator, stairs leading off and opening through to:

DINING ROOM

3.76m max into bay x 3.38m (12' 4" max into bay x 11' 1") an attractive room having feature laminate flooring, radiator, UPVC double glazed walk-in bay window to front and an archway opening through to:

FAMILY SITTING ROOM

4.22m x 4.00m (13' 10" x 13' 1") having feature decorative fireplace with electric fire fitment and recess for T.V., useful under stairs storage cupboard, UPVC double glazed sliding patio door to garden patio, UPVC double glazed windows overlooking the rear, radiator and three wall light points.

QUALITY KITCHEN

3.20m x 2.30m (10' 6" x 7' 7") superbly fitted with ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, metro style tiled splashbacks, built-in electric oven with five ring gas hob and extractor hood, one and a half bowl enamel sink unit with mixer tap, integrated dishwasher with matching fascia, breakfast bar, space for fridge/freezer, low energy downlighters and opening through to the:

LAUNDRY

having space and plumbing for washing machine and tumble dryer, concealed wall mounted Ideal combination gas central heating boiler with timer, UPVC double glazed door to rear garden and door to:

FITTED GUESTS CLOAKROOM

having a close coupled W.C., vanity unit with wash hand basin and mono bloc mixer tap, radiator, partial ceramic co-ordinated wall tiling and downlighter.



FIRST FLOOR LANDING

having UPVC double glazed window to side, loft access hatch, built-in linen store cupboard and doors leading off to further accommodation.

BEDROOM ONE

3.46m x 2.91m (11' 4" x 9' 7") having a double doored built-in wardrobe, radiator and two UPVC double glazed windows to front.

BEDROOM TWO

2.60m max x 2.40m (8' 6" max x 7' 10") having feature wall panelling, radiator and UPVC double glazed window to rear.

BEDROOM THREE

2.40m x 2.25m max (1.73m min) (7' 10" x 7' 5" max) having similar decorative panelling, recess for wardrobe, UPVC double glazed window to rear and radiator.

BATHROOM

well fitted and having aqua-panelling, panelled bath with mixer tap and thermostatic shower fitment over and glazed screen, vanity unit with wash hand basin with mono bloc mixer tap, W.C., heated towel rail/radiator, downlighters, extractor fan and UPVC obscure double glazed window.



OUTSIDE

The property is set back from the road with a feature tarmac driveway with block paved edging and side gated entrance leading round to the rear garden. To the rear of the property is a private landscaped garden with block paved patio seating area, artificial lawn, useful garden storage shed, hardstanding for garden summerhouse, external lighting and power point.

COUNCIL TAX

Band C.

GARAGE CONVERSION

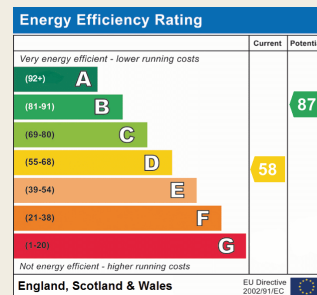
Please note that a Building Regulations Completion Certificate of Approval is not available with respect to the conversion of the former garage. The sellers will provide an indemnity insurance policy on completion. The details and implications of this should be checked with your solicitors before legal commitment.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas 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.



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.

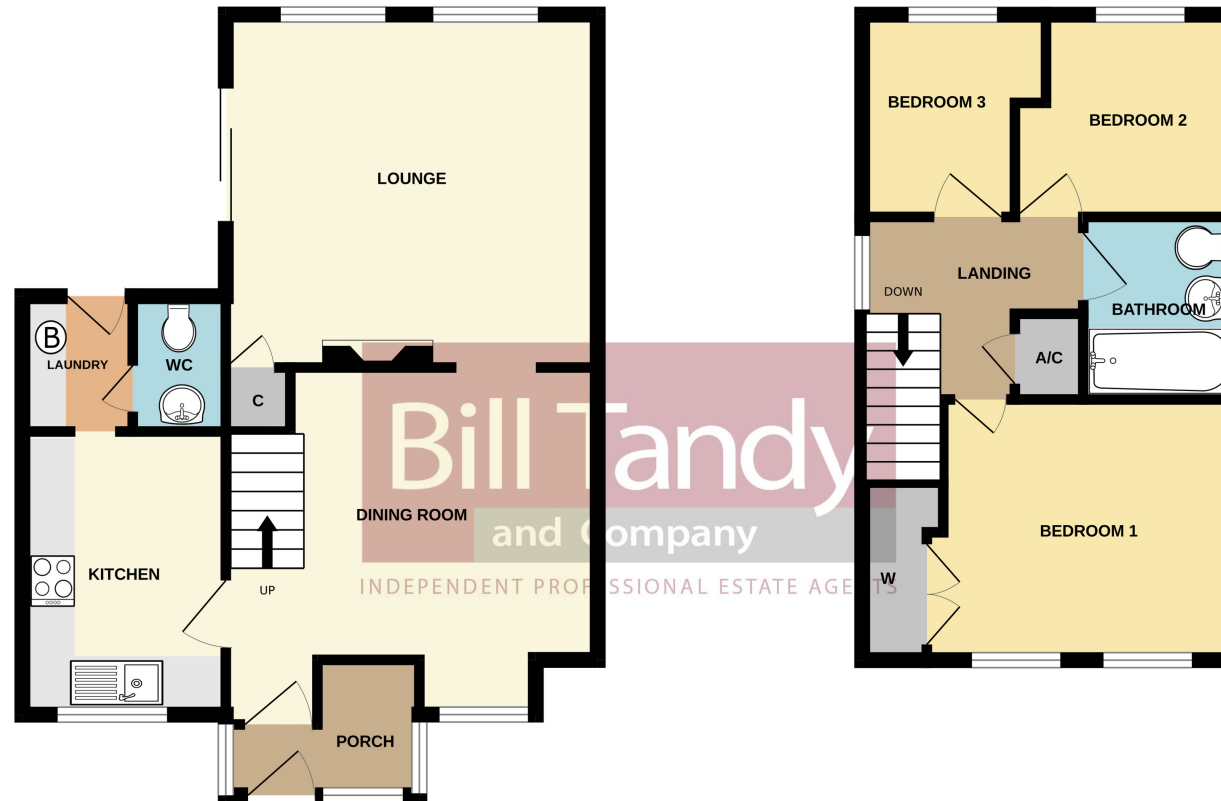
VIEWING

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



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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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