



62 Old Road, Armitage, Rugeley, Staffordshire, WS15 4BU

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



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Staffordshire, WS15 4BU**

## **£200,000 Offers Over**

Bill Tandy and Company are delighted in offering for sale this superbly presented and updated traditional terraced property, superbly located on Old Road in Armitage. The property enjoys a superb rural setting with feature views to the front and is only a short distance away from the village facilities of Armitage including shops, pubs, butchers, bakery, village hall, doctors surgery and dispensary pharmacy. A further range of amenities can be found in the nearby cathedral city of Lichfield and Rugeley town centre. The property, which we strongly recommend is viewed internally to be fully appreciated, comprises two generously sized reception rooms, modern kitchen, rear porch, laundry room, two first floor double bedrooms and modern bathroom. Set to the rear is a courtyard garden with a rear service road for residents leading to an additional garden space and parking area.



### **CANOPY PORCH**

having a composite door opening to:

### **DINING ROOM**

3.68m x 3.67m (12' 1" x 12' 0") having double glazed window to front, radiator, laminate floor and an exposed feature fireplace with cast-iron insert, tiled hearth, wooden surround and mantel above.

### **SITTING ROOM**

3.70m x 3.60m (12' 2" x 11' 10") having staircase rising to the first floor with under stairs storage cupboard, laminate floor, radiator, exposed feature cast-iron fireplace and double glazed French doors providing access to the rear garden.

### **KITCHEN**

2.74m x 2.01m (9' 0" x 6' 7") having double glazed window to side, radiator, Navien wall mounted gas boiler, high gloss base and wall mounted storage cupboards, wooden preparation work tops, inset oven with four ring electric hob and extractor fan above, inset stainless steel sink with swan neck mixer tap, tiled floor and square archway leads to:

### **SIDE PORCH**

having tiled floor, UPVC double glazed door to garden courtyard and access to:

### **LAUNDRY ROOM**

having double glazed window to rear, laminate floor, wooden preparation work top and spaces ideal for washing machine, dishwasher and fridge/freezer.

### **FIRST FLOOR LANDING**

having loft access and doors leading off to:



### **BEDROOM ONE**

3.67m x 3.66m (12' 0" x 12' 0") having double glazed window to front, radiator, exposed cast-iron fireplace and over stairs recess ideal for storage.

### **BEDROOM TWO**

3.67m x 2.75m (12' 0" x 9' 0") having double glazed window to rear and radiator.

### **BATHROOM**

having an obscure double glazed window to rear, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and 'P' shaped shower bath with twin headed shower appliance over.

### **OUTSIDE**

To the rear of the property is a courtyard style garden being an ideal space for entertaining and having paved areas, gravelled garden offering a small seating area and paved pathway leading to a gate at the rear. Set beyond the courtyard garden is an additional shared access lane, and beyond this is a hard standing area ideal for parking, lawn, storage shed and hedged and fenced surround.




## COUNCIL TAX

Band A.

## FURTHER INFORMATION/SUPPLIES

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

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			81
(55-68)	D		66	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

## 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

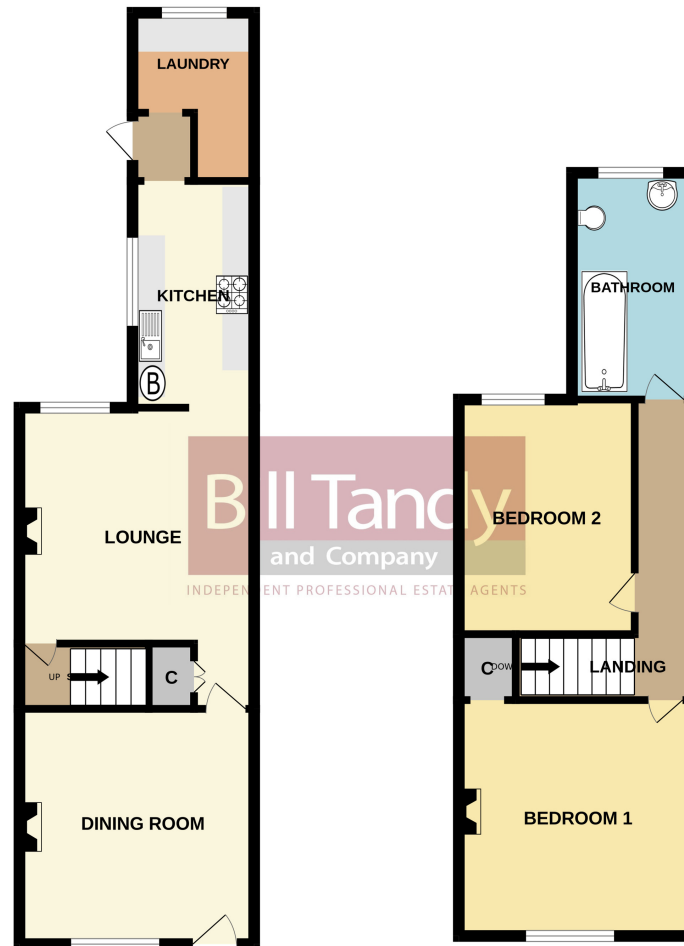
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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



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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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3 Bore Street, WS13 6LJ  
lichfield@billtandy.co.uk  
Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



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