

Bill Tandy  
and Company

30 Westfields Road, Armitage, Rugeley, Staffordshire,  
WS15 4AH

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 30 Westfields Road, Armitage, Rugeley, Staffordshire, WS15 4AH

# £225,000

Enjoying a delightful semi rural position on the fringe of the very popular village of Armitage with far-reaching views across to Longdon, this delightful mid terraced cottage is perfect for the first time buyer. Available with the benefit of no upward chain, this very presentable property has a generous accommodation layout which has been reconfigured and extended from its original format. It now boasts a very pleasant open plan family living room which leads to a conservatory, and there is a well fitted kitchen. The ground floor also has a sitting room to the front, and there is a fitted guests cloakroom and laundry off the conservatory. On the first floor there are two good bedrooms and a bathroom, with the front bedroom having two windows taking in that wonderful view. There is also useful loft storage with pulldown ladder and Velux window. Outside the property comes alive with its lovely landscaped rear garden and gravelled driveway to the front with parking for one car. To fully appreciate the accommodation and delightful location an early viewing is strongly encouraged.



### ENCLOSED PORCH

approached via glazed double entrance doors and having inner obscure glazed door opening to:

### RECEPTION HALL

having feature laminate flooring, radiator, stairs leading off with under stairs storage cupboard and door to:

### SITTING ROOM

3.77m max x 3.22m (12' 4" max x 10' 7") having UPVC double glazed bay window to front and radiator.

### OPEN PLAN FAMILY DINING ROOM

8.34m x 3.38m max (27' 4" x 11' 1" max) a delightful open plan living space with traditional Adam style fireplace, laminate flooring throughout, radiator and opening to the Conservatory Area which has UPVC double glazed roof, UPVC double glazed doors and side screens opening to the rear garden, access to a fitted guests cloakroom and door to:

### USEFUL LAUNDRY

having space and plumbing for washing machine and tumble dryer.

### FITTED GUESTS CLOAKROOM

having low level W.C.

### FITTED GALLEY KITCHEN

5.32m x 1.86m (17' 5" x 6' 1") having ample wood effect pre-formed work surfaces with base gloss doored storage cupboards and drawers, matching wall mounted storage cupboards with under-cupboard lighting, single drainer sink unit with mixer tap, built-in electric double oven with four ring gas hob and extractor hood, space and plumbing for dishwasher, space for fridge/freezer, metro style tiled splashbacks, low energy downlighting, tiled flooring and useful pantry store cupboard.



### FIRST FLOOR LANDING

having doors leading off to further accommodation and a loft access hatch with pulldown ladder leading to a boarded loft area with Velux skylight.

### BEDROOM ONE

5.07m x 3.10m overall (16' 8" x 10' 2" overall) having two UPVC double glazed windows to front enjoying far-reaching countryside views towards Longdon, radiator and double doored over stairs storage cupboard.

### BEDROOM TWO

3.12m x 3.00m (10' 3" x 9' 10") having UPVC double glazed window to rear, radiator and coving to ceiling.

### BATHROOM

having suite comprising panelled bath with mixer tap with shower fitment and concertina shower screen, close coupled W.C. and pedestal wash hand basin with mixer tap, co-ordinated ceramic wall tiling, wall mounted vanity store cupboard, obscure UPVC double glazed window, extractor fan and downlighters.



## OUTSIDE

The property is set back off the road with a gravelled driveway frontage with block paving surround providing parking for one car. To the rear is an attractive landscaped garden having patio area, shaped lawn with a meandering slate bed pathway, shrubbery borders and fenced perimeters. To the rear of the garden beyond a discreet screen is a functional area providing good storage ideal for compost bins etc.

## 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/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(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.

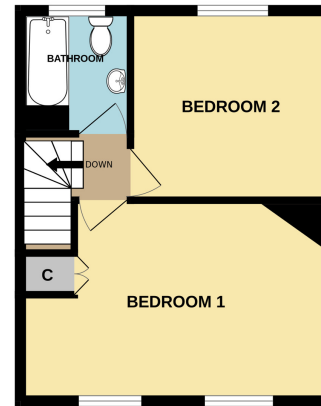
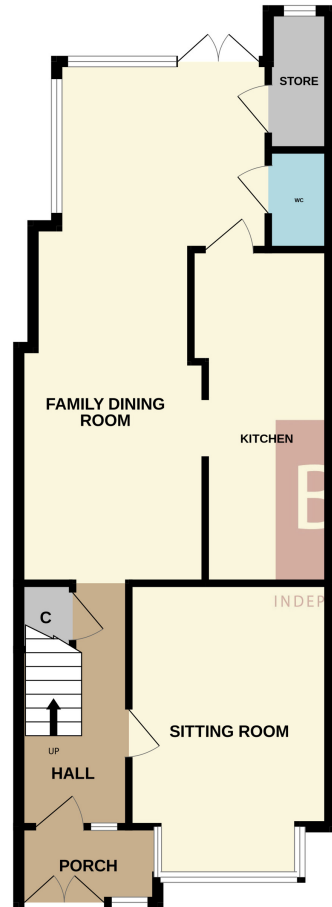
## VIEWING

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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