

Bill Tandy
and Company

16 Rectory Lane, Armitage, Rugeley, Staffordshire, WS15
4AN

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£225,000

Rectory Lane is a pleasant residential street situated towards the edge of the popular village of Armitage, with nearby countryside walks and a pleasant and peaceful location. This well presented mid terraced cottage home takes full advantage of its setting with a superb range of village facilities found within walking distance of the property including shops, pubs, butchers, bakery, village hall, doctors surgery and dispensary pharmacy. The property which benefits from no upward chain briefly comprises a reception hall, lounge, dining kitchen, rear appointed conservatory, two bedrooms, bathroom and generous size landing. Gardens can be found to both front and side with a small lane to the rear. Early viewings are highly recommended.



VESTIBULE ENTRANCE

with obscure glazed entrance door, stairs leading off and door to:

LOUNGE (FRONT)

15' x 14' (4.57m x 4.27m) with window to the front, central fireplace with raised hearth, double radiator, useful understairs store cupboard and cottage style door to:

FITTED DINING KITCHEN

17' x 8' 10" (5.18m x 2.69m) a superb sized room with ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, inset one and a half bowl sink unit with mixer tap, space for range type cooker with extractor hood fitted over, quarry tiled flooring and co-ordinated tiled splashbacks, window to rear, built-in dishwasher, plumbing for washing machine, space for an American style fridge/freezer, radiator and double doors through to:

CONSERVATORY

12' 3" x 10' 6" (3.73m x 3.20m) being a double glazed wooden framed conservatory standing on a brick base with double radiator, slate flooring, double doors out to the rear garden, wall light point and power point.

FIRST FLOOR LANDING

being approached by an easy tread staircase rising from the Vestibule Entrance and having double radiator, study area with shelving and loft access hatch.

BEDROOM ONE (FRONT)

17' 2" x 8' 10" (5.23m x 2.69m) with window to front, double radiator and revealed floorboards together with built-in double doored storage cupboard.

BEDROOM TWO (REAR)

12' 2" x 8' 4" (3.71m x 2.54m) with window to the rear and double radiator.



BATHROOM

8' 10" x 8' 5" (2.69m x 2.57m) re-fitted with a suite comprising panelled bath, separate large shower cubicle with thermostatic mixer shower, pedestal wash hand basin and close coupled W.C., obscure glazed window to the rear, co-ordinated tiled splashback and halogen spotlighting.

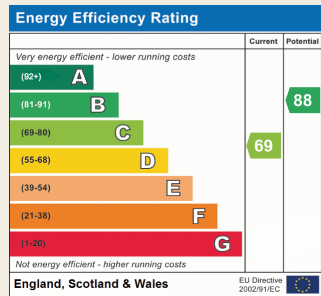
OUTSIDE

To the rear of the property are two useful brick outbuildings, one providing useful storage facility and the other an outside W.C. The property is set back from the road with a neat foregarden with side pathway approach. To the rear of the property is a charming garden with raised gravelled patio area and steps down to a lawn with rear vehicular access.

FURTHER INFORMATION

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

COUNCIL TAX BAND A



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.

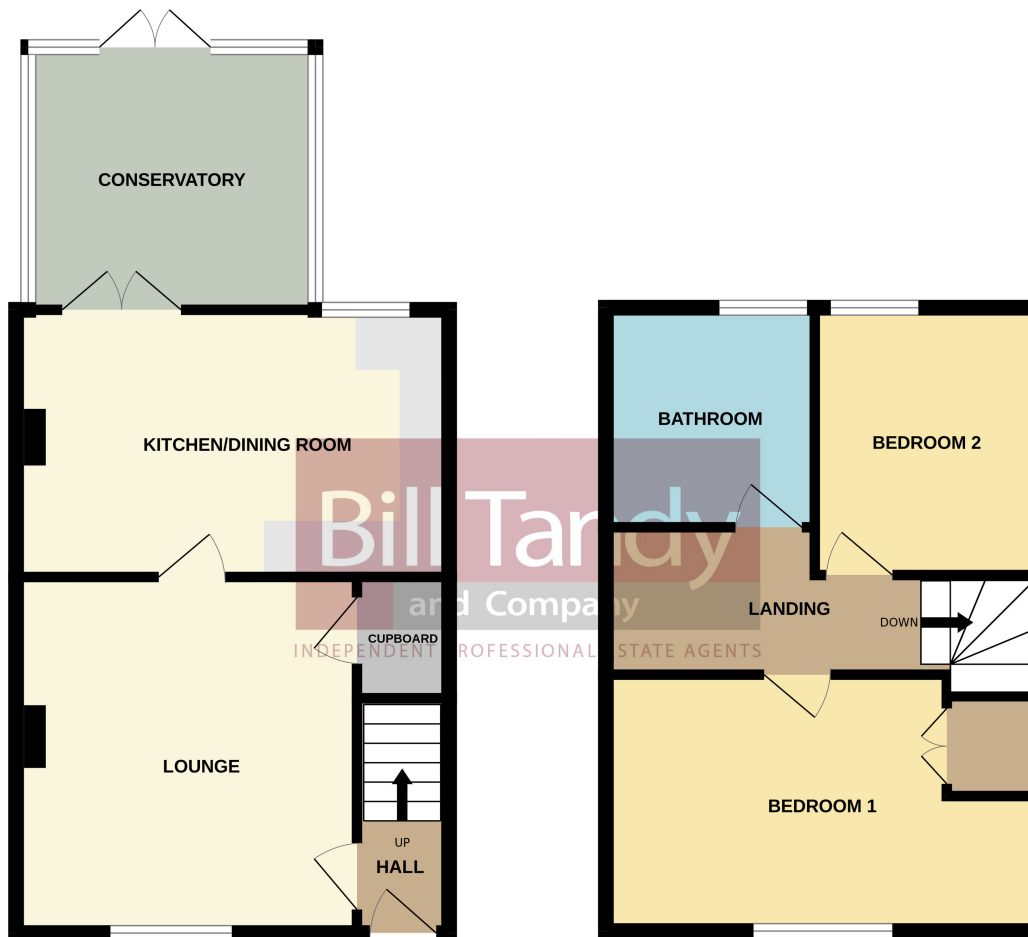
VIEWING

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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