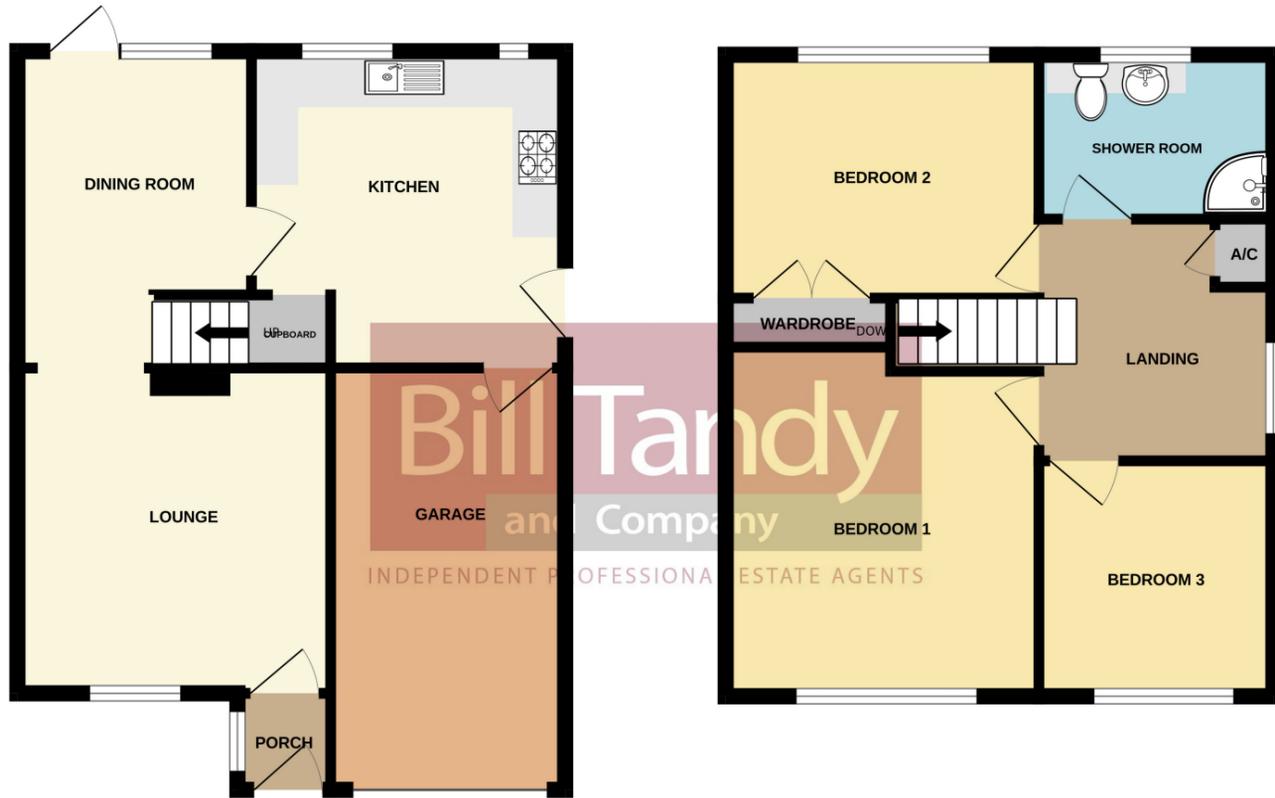




GROUND FLOOR

1ST FLOOR



34, HOOD LANE, ARMITAGE, WS15 4AG

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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**34 Hood Lane, Armitage, Rugeley,  
Staffordshire, WS15 4AG**

**£250,000 Freehold**

Bill Tandy and Company are delighted to offer for sale this semi-detached house located on the desirable Hood Lane which would benefit from modernisation, whilst offered with the benefit of no upward chain. Set on the edge of the village of Armitage, and 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 and bakery, village hall, doctors surgery and dispensary pharmacy. There is also access to countryside, canal side walks and public footpaths, with Cannock Chase, an Area of Outstanding Natural Beauty, only a short drive away. The property comprises an entrance porch, lounge, dining room and kitchen. to the first floor are three bedrooms and shower room. Externally are gardens to front and rear, garage and parking area to front. Part heating and solar panel. Early viewings are recommended. Council Tax Band - C.



**ON THE GROUND FLOOR**

**PORCH**

double glazed entrance door, side window and door opens to

**LOUNGE**

3.26m x 3.42m (10' 8" x 11' 3") double glazed front window, laminate floor, feature fireplace with inset gas fire. Off leads to

**DINING ROOM**

2.6m x 2.66m (8' 6" x 8' 9") double glazed door and window to rear, laminate floor, stairs to first floor and door opens

**KITCHEN**

2.89m x 3.64m (9' 6" x 11' 11") with a double glazed and further single glazed rear window, side door, courtesy door to garage and access to a useful understairs storage cupboard. Kitchen cupboards include base and wall mounted storage units with preparation work tops, tiled surround, inset ceramic 1 and a half bowl sink unit, inset double over/grill, gas hob with extractor above, spaces for fridge/freezer, washing machine and slim line dish washer.

**FIRST FLOOR LANDING**

stairs from the dining room ascend to the landing having double opening doors to airing cupboard, double glazed side window, loft access and doors open to:

**BEDROOM 1**

3.27m x 3.82m max (10' 9" x 12' 6" max) double glazed window to front with feature views, recess ideal for wardrobe.

**BEDROOM 2**

3.38m x 2.68m (11' 1" x 8' 10") Double glazed window to rear, built in wardrobe.

**BEDROOM 3**

double glazed window with feature views to front.



**SHOWER ROOM**

2.09m x 1.53m (6' 10" x 5' 0") double glazed rear window, heated towel rail, modern suite comprises a vanity unit with ideal storage, inset sink and low flush w.c., shower cubicle with twin shower head appliance over, full ceiling height surround.

**OUTSIDE**

Shaped lawn fore garden to front set to the side of the driveway. Set to the rear, is a paved patio, shaped lawn beyond, well stocked mature hedges and trees and side gated access to front.

**PARKING**

to the front is a driveway providing generous parking area, with access to front entrance door, garage and side gate.

**GARAGE**

2.27m x 4.81m (7' 5" x 15' 9") Electrically operated roller shutter door to front, inner courtesy door.

**SOLAR PANELS**

The property enjoys the benefit of solar panels. Details should be checked via your solicitor before legal commitment.



**FURTHER DETAILS/SUPPLIER**

Drainage - Mains drainage- South Staffs Water.

Electric and Gas supplier - Octopus Energy

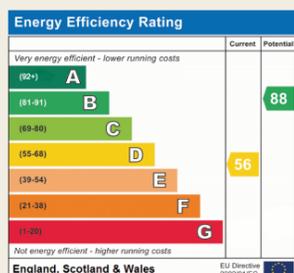
T.V and Broadband - Virgin Media

Solar panels - Ovo energy.

For broadband and mobile phone speeds and coverage, please refer to the website below:

<https://checker.ofcom.org.uk/>

**COUNCIL TAX BAND - C**



**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.

