

Bill Tandy
and Company

Waverley House, 46 Hood Lane, Armitage, Rugeley,
Staffordshire, WS15 4AG

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£750,000

Bill Tandy and Company are delighted to offer for sale Waverley House located on the desirable Hood Lane 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. Located on an elevated position the property has a generously sized plot providing stunning views of countryside to the front, and generous gardens to front, side and rear. The accommodation briefly comprises front garden room with solid roof leading to the reception hall, through lounge, dining room, modern breakfast kitchen, extended utility room and ground floor W.C., home office with separate front access, four first floor bedrooms, en suite and bathroom. There is also a separate annexe above the garage with its own entrance hall, landing, lounge, kitchen, bedroom and shower room. This could be ideal for a teenager or elderly relative, or also could provide an ideal rental income.



GARDEN ROOM

4.14m max x 2.14m max (13' 7" max x 7' 0" max) being the main entrance to the property this superb garden room has double glazed windows overlooking the garden, French doors to patio area, solid roof, LVT floor and door opens to:

RECEPTION HALL

having staircase with feature wooden panels to first floor, LVT floor, radiator and doors open to:

THROUGH LOUNGE

7.46m into bay x 3.52m (24' 6" into bay x 11' 7") a superb main reception room having a walk-in double glazed bay window to front, double glazed window to rear, two radiators and a feature fireplace having a cast-iron log burner set on a tiled hearth with oak fire surround and mantel above.

DINING ROOM

4.23m into bay x 3.56m (13' 11" into bay x 11' 8") having a walk-in double glazed bay window to front, radiator and LVT floor.

BREAKFAST KITCHEN

5.62m x 2.92m max (18' 5" x 9' 7" max) having three double glazed windows overlooking the rear garden, radiator, LVT floor, an abundance of kitchen units comprising base cupboards and drawers surmounted by round edge work tops, tiled surround, wall mounted storage cupboards, inset stainless steel one and a half bowl sink unit, inset Hotpoint oven and grill, inset Hotpoint five ring gas hob and concealed space housing the Worcester boiler. Door opens to:

EXTENDED UTILITY ROOM

5.27m max x 3.16m max (17' 3" max x 10' 4" max) having double glazed windows to rear and both sides, door to side garden, range of fitted base cupboards with round edge work tops above, inset stainless steel one and a half bowl sink, spaces ideal for washing machine and tumble dryer, dishwasher and American style fridge/freezer, LVT floor, spotlighting and doors to:

STUDY

4.22m x 3.32m (13' 10" x 10' 11") having double glazed window to side, double glazed double opening doors to front providing useful separate access, radiator and LVT floor.

FIRST FLOOR LANDING

having double glazed window to front, loft access and doors to:

BEDROOM ONE

7.27m x 3.53m max (23' 10" x 11' 7" max) this stunning extended main



bedroom has two double glazed windows with feature views to the front, two radiators and door to:

EN SUITE SHOWER ROOM

3.29m x 2.87m (10' 10" x 9' 5") this generous en suite has double glazed windows to rear and side, radiator, chrome towel rail and a modern suite comprising base storage with vanity units having twin wash hand basins above, low flush W.C., generous double shower cubicle with twin headed shower appliance over.

BEDROOM TWO

3.56m x 3.55m (11' 8" x 11' 8") having double glazed window to front and radiator.

BEDROOM THREE

3.55m x 2.94m (11' 8" x 9' 8") having double glazed window to rear, radiator and vanity unit with inset wash hand basin.

BEDROOM FOUR

3.59m x 2.93m (11' 9" x 9' 7") having double glazed window to rear, radiator and having two fitted double wardrobes with sliding doors.

BATHROOM

1.81m x 1.69m (5' 11" x 5' 7") having double glazed window to rear, chrome towel rail, vanity unit with inset wash hand basin, low flush W.C., and bath with shower over and shower screen.

ANNEXE

having its own access located via the front garden with a double glazed entrance door.

**Please note the water and gas supply has been disconnected with a new boiler being required for re-commissioning. **



ANNEXE HALL

having door to garage and stairs to first floor providing access to the main annexe accommodation.

FIRST FLOOR ANNEXE LANDING

having radiator and doors to:

ANNEXE LOUNGE

5.36m x 3.45m (17' 7" x 11' 4") having double glazed windows to front, two radiators, fireplace with space for electric fire and door to:

ANNEXE KITCHEN

3.46m x 1.54m (11' 4" x 5' 1") having double glazed window to side, radiator, breakfast bar, base and wall mounted storage cupboards, inset stainless steel sink and space for fridge/freezer.

ANNEXE BEDROOM

4.91m x 2.62m (16' 1" x 8' 7") having double glazed window to side and radiator.

ANNEXE SHOWER ROOM

2.00m x 1.60m (6' 7" x 5' 3") having double glazed window to rear, radiator and suite comprising vanity unit with inset wash hand basin and tiled surround, low flush W.C. and shower cubicle with shower appliance over and tiled surround.

OUTSIDE

Located to the side of the property is a tarmac drive providing parking for three vehicles, gates to front and rear gardens and access to garage. The main portion of the garden is located to the front of the property,



with a superb sized shaped lawn with feature pond, paved patio areas, summerhouse with its own deck and pergola, gate access leads to a side garden with further shaped lawn, vegetable patch and access to rear garden. There is a storage area with sheds with ramp, ideal for a sit-on lawn mower.

DOUBLE GARAGE

6.42m x 6.34m (21' 1" x 20' 10") This generously sized garage, ideal for the car enthusiast, could fit more than two cars subject to size and is approached via electric roller garage doors and has a range of windows, rear door to garden, access to store and W.C., door to annexe and mezzanine floors provide useful storage areas.

SOLAR PANELS

The property benefits from having a total of 21 panels. The owner informs us that installation was approximately 2011. (For more details, please refer to your solicitors before legal commitment.)

FURTHER DETAILS & SUPPLIERS

Drainage - Septic Tank - South Staffs Water. Electric and Gas supplier - E-On. T.V and Broadband - Virgin. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

COUNCIL TAX

Band G.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
England, Scotland & Wales			

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.

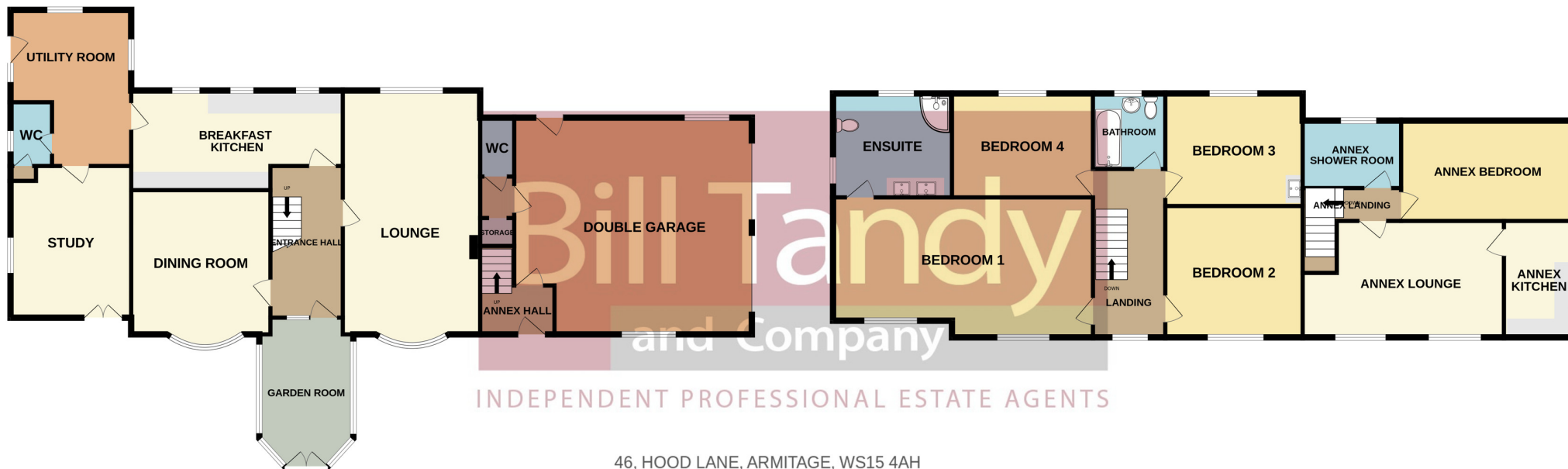
VIEWING

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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46, HOOD LANE, ARMITAGE, WS15 4AH

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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