

Bill Tandy
and Company

1 Far Lady Croft, Armitage, Rugeley, Staffordshire, WS15

4FA

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**1 Far Lady Croft, Armitage, Rugeley,
Staffordshire, WS15 4FA**

£225,000

Offers in the region of

Bill Tandy and Company are delighted in offering for sale this modern three bedroom end terraced property located on the small and select cul de sac of Far Lady Croft. Located in the heart of the village of Armitage, the village facilities are only a short walking distance away from the property including a range of shops, pubs, butchers, bakery, village hall, doctors surgery and dispensary pharmacy. The property is also a short distance away from the cathedral city of Lichfield and Rugeley town centre. The property, which we understand was recently built by Walton Homes, needs to be viewed to be fully appreciated and comprises reception hall, guests cloakroom, lounge, open plan dining kitchen to rear, three first floor bedrooms and modern bathroom. There is parking to the front for numerous vehicles and a rear garden.



CANOPY PORCH

having double glazed front entrance door opening to:

RECEPTION HALL

having tiled floor, stairs to first floor, obscure double glazed window to side and radiator.

LOUNGE

4.34m x 3.25m max (14' 3" x 10' 8" max) having double glazed window to front, two radiators and useful under stairs storage cupboard.

OPEN PLAN DINING KITCHEN

4.26m x 2.97m (14' 0" x 9' 9") one of the distinct features of the property is this superb contemporary dining kitchen located to the rear and having double glazed window to rear, French doors to garden, radiator, tiled flooring, base cupboards and drawers surmounted by round edge work tops, tiled splashback surround, wall mounted cupboards, inset stainless steel one and a half bowl sink, inset oven with four ring gas hob and extractor fan above, spaces ideal for dishwasher, washing machine and fridge/freezer and concealed space housing Glow-worm boiler.

GUESTS CLOAKROOM

having a modern white suite comprising pedestal wash hand basin with tiled surround and low flush W.C., tiled flooring and radiator.

FIRST FLOOR LANDING

having obscure double glazed window to side, loft access and doors open to:

BEDROOM ONE

3.92m into wardrobes x 2.34m (12' 10" into wardrobes x 7' 8") having double glazed window to rear, radiator and superb range of fitted wardrobes.



BEDROOM TWO

3.29m x 2.34m max (10' 10" x 7' 8" max) having double glazed window to front and radiator.

BEDROOM THREE

2.11m x 2.04m (6' 11" x 6' 8") having double glazed window to front and radiator.

BATHROOM

2.13m x 1.85m (7' 0" x 6' 1") having obscure double glazed window to rear, radiator, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower screen and shower appliance over and tiled flooring.

OUTSIDE

To the front of the property is a block paved driveway providing parking and leading to the front entrance door. To the rear of the property is a paved patio area with outside tap, raised artificial lawn with flower bed borders, paved area to the rear with hardstanding space for shed and useful rear gate.

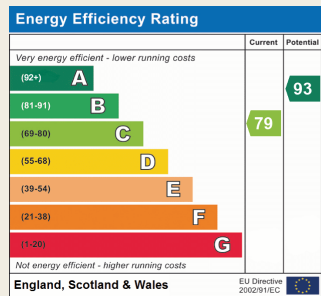
COUNCIL TAX

Band C.



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/>



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.

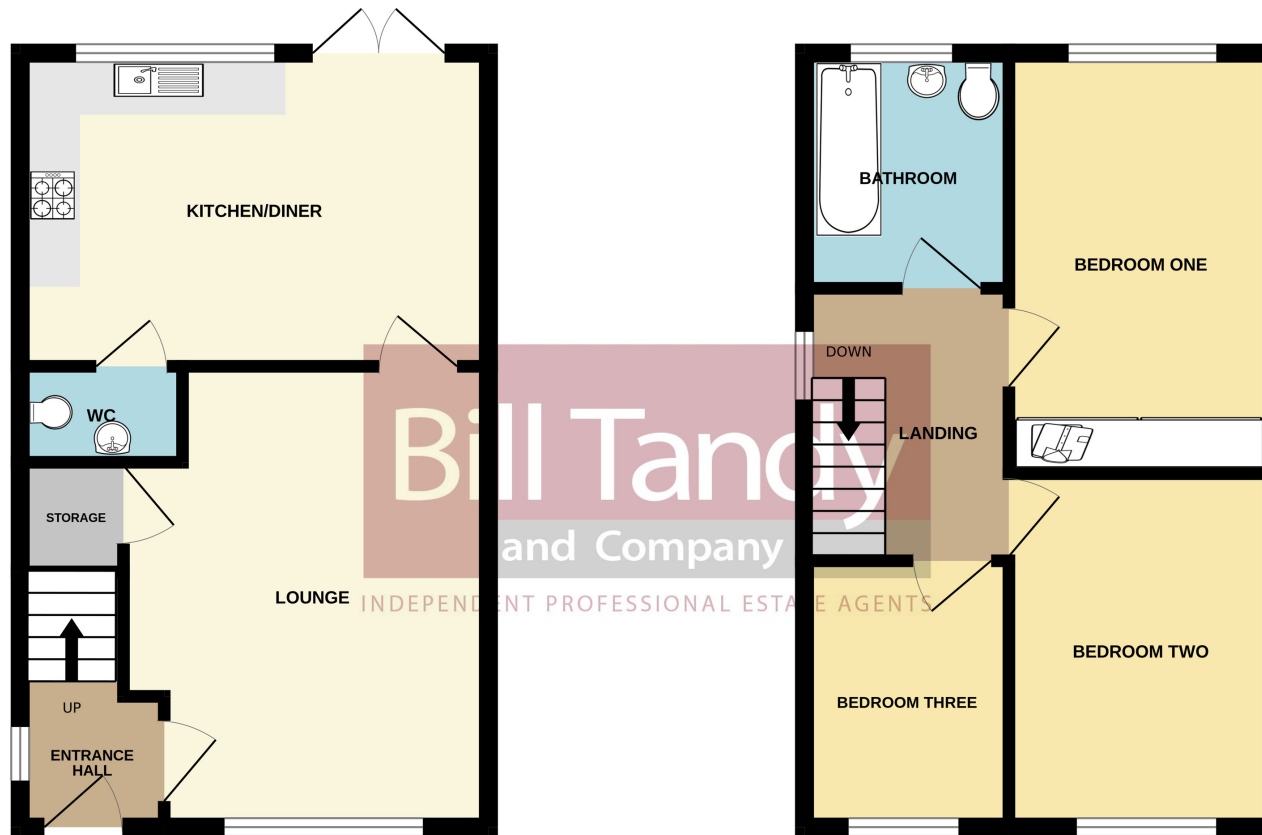
VIEWING

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



1, FAR LADY CROFT, ARMITAGE, WS15 4FA

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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