



12 Running Hills, Armitage, Rugeley, Staffordshire, WS15
4AJ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£269,950

Bill Tandy and Company are delighted in offering for sale this modern link detached home, superbly located in the small and select cul de sac of Running Hills located off Westfields Road. The property enjoys a superb rural setting with feature views of adjacent countryside, and is only a short distance away from the village facilities of Armitage, and also within close proximity of the cathedral city of Lichfield and Rugeley town centre. A superb range of village facilities are found within walking distance of the property including shops, pubs, butchers, bakery, village hall, doctors surgery and dispensary pharmacy. The property, which we strongly recommend is viewed internally for it to be fully appreciated, comprises reception hall, lounge, dining family room, modern kitchen, conservatory, three bedrooms and bathroom. To the front is parking for numerous vehicles, garage and landscaped low maintenance gardens to rear.



RECEPTION HALL

approached via a UPVC double glazed entrance door with window alongside and having double glazed window to side, oak wooden floor, radiator and stairs to first floor.

LOUNGE

4.93m x 3.62m (16' 2" x 11' 11") having double glazed bow window to front, radiator and feature fireplace with capped gas point, tiled hearth with exposed brick fireplace surround and wooden mantel above. Double doors open to:

DINING FAMILY ROOM

4.68m x 2.47m (15' 4" x 8' 1") having double glazed window overlooking the rear garden, radiator, door to kitchen and sliding double glazed doors open to:

CONSERVATORY

3.00m x 2.64m (9' 10" x 8' 8") having double glazed windows overlooking the garden, French doors to patio, radiator and wooden oak floor.

BREAKFAST KITCHEN

4.59m x 2.34m (15' 1" x 7' 8") having double glazed door and window to rear, wall mounted electric heater, door to garage, tiled floor, useful under stairs pantry, cream Shaker style base cupboards and drawers with round edge work tops above, tiling surround, wall mounted cupboards, inset stainless steel sink, inset oven with four ring gas hob and extractor fan above, space for washing machine and dishwasher, breakfast bar area and boiler.

FIRST FLOOR LANDING

having loft access, oak stair balustrade, double glazed window to side and oak floor. Doors lead off to:

BEDROOM ONE

3.38m x 2.79m (11' 1" x 9' 2") having double glazed window to front, radiator and range of built-in wardrobes.



BEDROOM TWO

2.78m x 3.47m (9' 1" x 11' 5") having double glazed window to rear, radiator and range of built-in wardrobes.

BEDROOM THREE

2.42m x 1.81m (7' 11" x 5' 11") having double glazed window to front, radiator, fitted wardrobe and wall mounted storage cupboards.

BATHROOM

2.50m x 1.77m (8' 2" x 5' 10") having an oak wooden floor, radiator, obscure double glazed window to side and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower over.



OUTSIDE

The property is superbly located on this desirable cul de sac position with a small collection of properties providing a rural feature aspect with countryside views. The property is approached via the unadopted front area to the road and leads to the property itself. One of the distinct features of the property is its generously sized parking area providing parking for numerous vehicles on a block paved drive which leads to the garage and front entrance door. Set to the rear of the property is a superbly landscaped and low maintenance garden having a block paved patio entertaining space, further rear paved terrace, gravelled garden and space for shed/summerhouse.

GARAGE

4.15m x 2.37m (13' 7" x 7' 9") (would accommodate a small car or motorcycle) approached via an up and over entrance door and having door to breakfast kitchen.

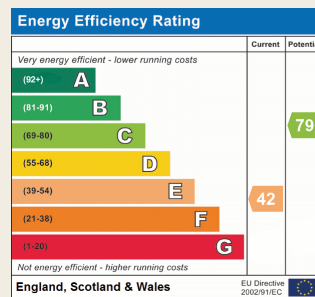
COUNCIL TAX

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

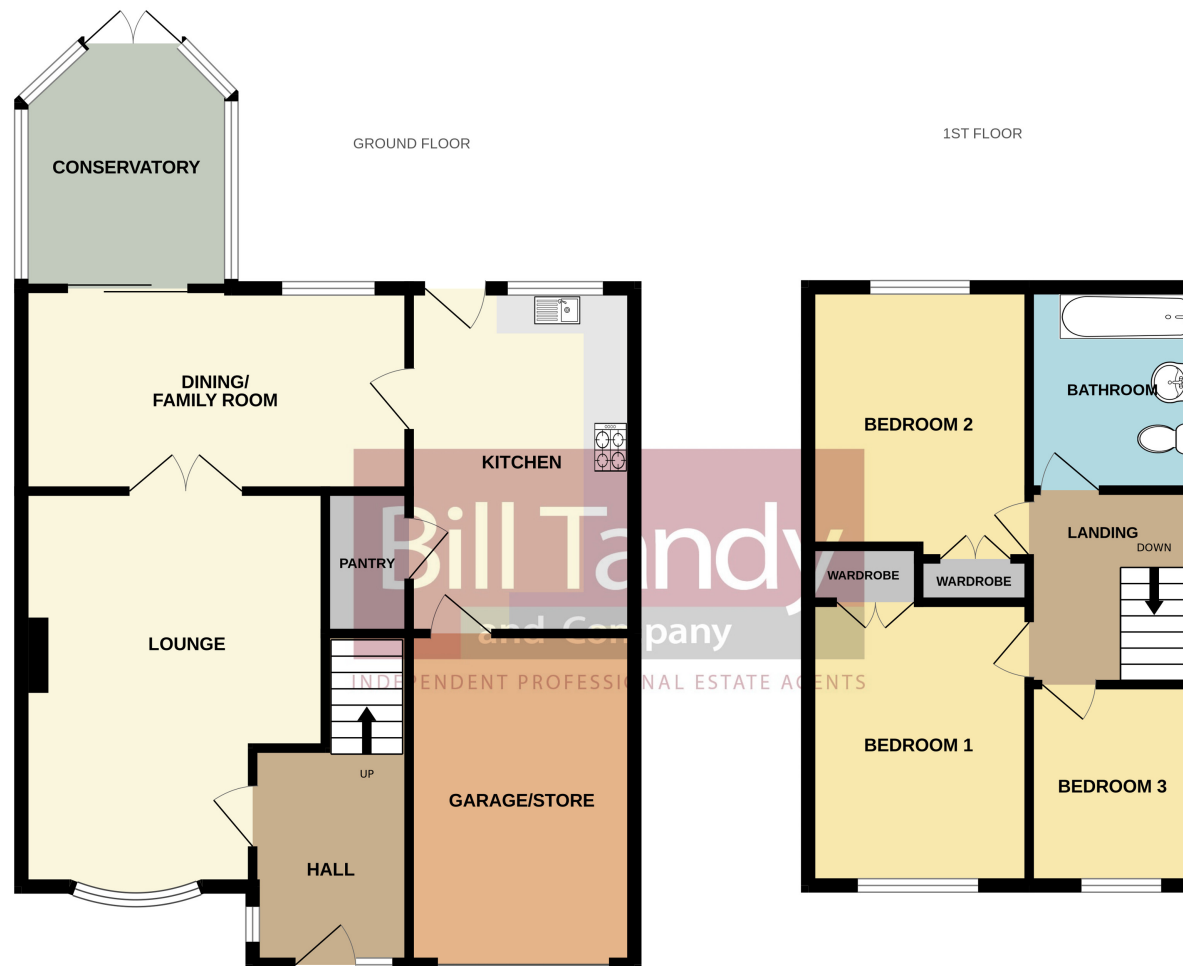
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



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.



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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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