



12 Hood Lane, Armitage, Rugeley, Staffordshire, WS15  
4AG

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 12 Hood Lane, Armitage, Rugeley, Staffordshire, WS15 4AG

# £575,000

Bill Tandy and Company, Lichfield, are delighted in offering for sale this deceptively spacious extended detached family home offering a wealth of accommodation with superb plot and indoor swimming pool. Set within this rural position along Hood Lane, with the village facilities all within walking distance including shops, pubs, butchers, bakery, village hall, doctors surgery and dispensary pharmacy. The village is only a short distance away from both the cathedral city of Lichfield and Rugeley town centre. The accommodation comprises hall, guests cloakroom, four reception rooms, recently upgraded dining kitchen and utility room, main bedroom with en-suite shower room and dressing room, bedroom two with its own en-suite W.C., two further bedrooms and main bathroom. One of the distinct features of the property is its generously sized plot with gated front access to a large front block paved driveway, and a garage and gym provide superb storage. There is a generous rear garden with the benefit of a heated indoor pool set within a timber building heated with a air source heat pump. Set beyond and located to the rear corner of the garden are two storage sheds/workshops. Internal viewings are highly recommended to appreciate the size of the accommodation.



### RECEPTION HALL

approached via a double glazed front door with window to side and having radiator, stairs to first floor and doors open to:

### GUESTS CLOAKROOM

having suite comprising pedestal wash hand basin and low flush W.C., and radiator.

### LOUNGE

5.93m x 3.74m (19' 5" x 12' 3") having double glazed window to front, two radiators and a feature and focal point superb centrally positioned fireplace having a cast-iron log burner set on a tiled hearth with wooden mantel above. Glazed panelled double doors open to study.

### DINING ROOM

4.79m x 2.82m (15' 9" x 9' 3") having double glazed window to front and radiator.

### STUDY

3.10m x 2.70m (10' 2" x 8' 10") formerly used as a dining room and having bi-fold doors opening to the rear patio, radiator and door to:

### RE-FITTED DINING KITCHEN

5.66m x 4.43m max (3.13m min) (18' 7" x 14' 6" max 10'3" min) this re-fitted dining kitchen has been superbly updated by the current owner having double glazed window overlooking the rear garden, spotlighting, storage cupboard, a range of contemporary base cupboards and drawers with preparation work tops above, wall mounted cupboards, inset composite sink, inset Zanussi oven with electric hob and extractor fan above, integrated dishwasher, space ideal for American style fridge/freezer and door to:

### UTILITY ROOM

2.69m x 2.33m (8' 10" x 7' 8") having double glazed window and door to side, base and wall mounted cupboards, preparation work tops, inset sink, space for washing machine and door to:

### FAMILY ROOM

2.72m x 2.35m (8' 11" x 7' 9") having bi-fold doors opening to the rear garden and radiator.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

5.05m x 3.30m (16' 7" x 10' 10") having a range of wardrobes, radiator and access to:



### DRESSING ROOM

3.09m x 2.71m (10' 2" x 8' 11") having double glazed window to rear and access to:

### EN SUITE SHOWER ROOM

2.54m x 1.46m (8' 4" x 4' 9") having double glazed window to rear, modern suite comprising contemporary vanity unit with storage either side, low flush W.C. and shower cubicle with shower over, full ceiling height tiled splashback surround, spotlighting and chrome towel rail.

### BEDROOM TWO

4.19m x 2.71m (13' 9" x 8' 11") approached from a dressing area with built-in wardrobe and having double glazed window to rear, radiator and door to:

### EN SUITE W.C.

having modern white suite comprising pedestal wash hand basin and low flush W.C., towel rail and double glazed window to side.

### BEDROOM THREE

3.14m x 2.82m (10' 4" x 9' 3") having double glazed window to front and radiator.

### BEDROOM FOUR

3.73m x 2.53m (12' 3" x 8' 4") currently used as a hobbies room and having double glazed window to front and radiator.

### RE-FITTED FAMILY BATHROOM

2.62m x 2.52m (8' 7" x 8' 3") having double glazed window to side, spotlighting, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bath and shower cubicle with shower appliance over.



## OUTSIDE

To the front of the property are double gates which open to a generously sized block paved driveway providing parking for numerous vehicles and leads to the garage. One of the distinct features of the property is its superb sized rear garden having block paved entertaining patio space with a generous shaped lawn set beyond and well stocked mature trees and shrubs for screening. There is an additional paved patio space providing a cocooned area and leads to a storage shed/workshop.

## POOL ROOM

of timber construction and having a heated indoor SWIMMING POOL approximately five feet in depth with its own pump room with an air source heat pump. The pool room is accessed via French doors from the garden.

## GARAGE

approached via an electrically operated roller shutter door and having light and power supply and door opens to:

## GYM/STORAGE

3.71m x 2.47m (12' 2" x 8' 1") a useful room positioned to the rear of the garage currently used as a gym having stable door to garden, light and power supply.

## COUNCIL TAX

Band F.

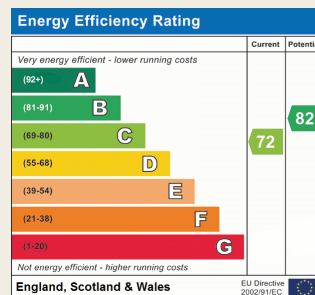


## FURTHER INFORMATION/SUPPLIES

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/>

## ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



## TENURE

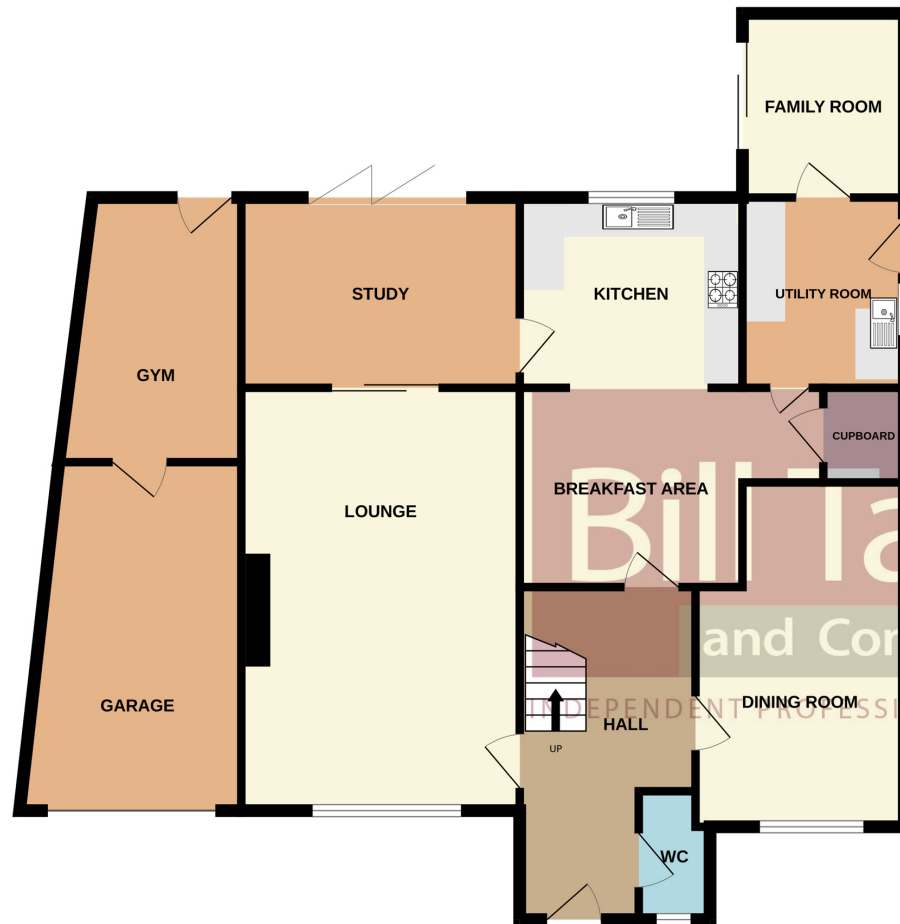
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

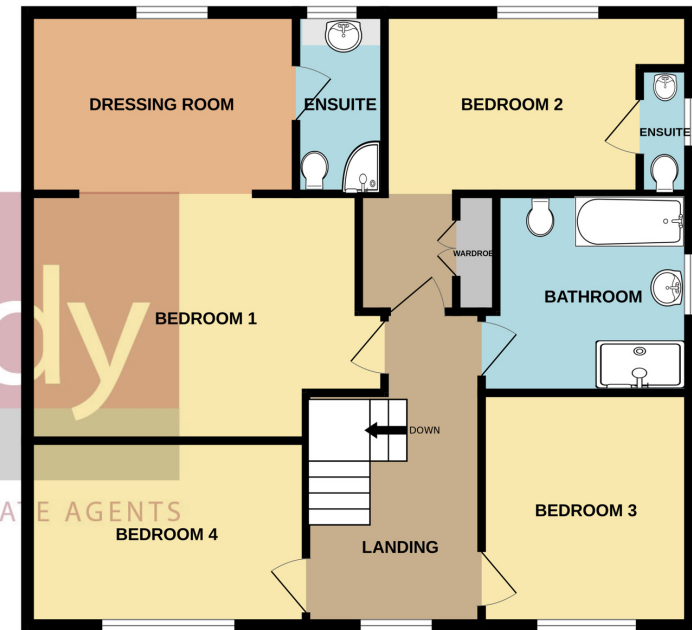
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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.

GROUND FLOOR



1ST FLOOR



12 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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