



Hood Lane, Armitage
Rugeley, WS15 4AG

Offers in Excess of £550,000

Armitage

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Welcome to Hood Lane in Armitage and this fabulous, detached residence ideally positioned in a desirable village location with an array of popular local amenities at your door, as well as transport links and close connections with Lichfield City Centre.

A two-storey rear extension has transformed this traditional detached home offering ample ground floor living space coupled with generous bedrooms and en-suite bathrooms. The property is set behind a block paved driveway providing parking for multiple vehicles, perfect if you require secure parking for larger vehicles and motorhomes/caravans.

On entry a welcoming hallway has a guest cloakroom and stairs to the first floor.

The first reception room is currently used as a dining room and could be a playroom, home office or potential as a ground floor bedroom.

The extended kitchen has been recently upgraded and has a breakfast area and views over the rear garden.

Off the kitchen is a separate utility room and a further reception room ideal as a games room/home office or a bar as bi-fold doors open to the garden patio.

The main living room has a warming log burner, and doors lead to the fourth and final reception room, currently used as an office but could be ideal as a dining room.

Bi-fold doors open out to the garden.

The extended first floor layout offers generous bedrooms with the standout feature being the main bedroom which has space for wardrobes, a separate dressing area and a refitted en-suite shower room.

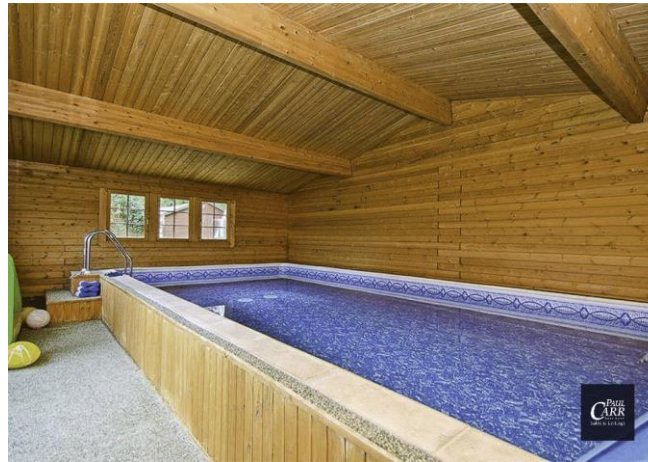
There are three further double bedrooms, the second bedroom features an en-suite and the family bathroom also has a double walk-in shower.

The property features a beautiful rear garden ideal for children and perfect for entertaining.

A timber garden room houses the heated indoor swimming pool (air source heat pump recently updated) and a private seating area offers the perfect place for al-fresco dining and entertaining.

A workshop/shed is tucked away at the rear of the garden. This superb family home really does offer everything and is the perfect home for enjoying summer days and evenings with a BBQ area, swimming pool and patio areas.

Call Paul Carr Lichfield to arrange a viewing!



Property Specification

Substantially Extended Family Home Located in the Desirable Village of Armitage
Ample Gated Driveway Parking - Ideal For Motorhome Parking
Indoor Heated Swimming Pool & Garage with Home Gym
Generous Rear Garden Ideal For Entertaining



Entrance Hall

WC

Living Room

5.83m (19'2") x 3.62m (11'11")

Home Office/Sitting Room

2.98m (9'9") x 2.58m (8'6")

Dining Room

4.81m (15'9") x 2.82m (9'3") max

Kitchen

3.85m (12'8") x 2.81m (9'3")

Breakfast Room

2.97m (9'9") x 2.67m (8'9")

Utility Room

2.71m (8'11") x 2.33m (7'8")

Office/Snug

2.73m (8'11") x 2.33m (7'8")

Landing

Bedroom 1 4.52m (14'10") x 3.34m (11') max

En-suite

Dressing Area

3.11m (10'2") x 2.81m (9'3")

Bedroom 2

3.36m (11') x 2.81m (9'3")

En-suite WC

Bedroom 3

3.13m (10'3") x 2.82m (9'3")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewer's Note:

Services connected: Water, Drainage, Gas Electric

Council tax band: F

Tenure: Freehold