

Old Road

Armitage, Rugeley, WS15 4BU



A detached two bedroomed bungalow in need of updating and with potential to extend, located in a popular village opposite the picturesque Trent & Mersey Canal.

£199,500



John German 

The village of Armitage lies within approximately 5 miles of Lichfield and 3 miles of Rugeley and offers a range of independent retailers within the village itself together with primary schooling and a doctor's surgery.

This detached bungalow offers fabulous potential for modernisation and perhaps an extension as well (subject to the usual permissions) to create a modern and contemporary interior. Purchasers can also enjoy this pleasant setting with miles of canal side paths to walk and neighbouring countryside to explore.

The property has uPVC double glazing throughout but no central heating system. Double doors give access into the storm porch which in turn leads to the L-shaped reception hall which provides a central point of access to the majority of rooms. There is an airing cupboard and a hatch to the loft space.

The rear facing lounge/dining room is of good size and enjoys a pleasant south-west facing outlook to the garden. The kitchen leads off the lounge and has a range of units and worktops together with a pantry store and a double glazed rear facing porch.

There are two bedrooms, the main one of which is of excellent size and the second bedroom would make an ideal single room. The bathroom is within close reach of the bedrooms and has a white cast iron bath, wash hand basin and low level WC.

Outside

To the front is a gravelled and walled fore garden and driveway parking extends to the side of the bungalow and leads to the detached brick built single garage with electric roller shutter door and additional side personal door. A gated pedestrian entrance to each side of the bungalow leads to a private south-west facing rear garden which is on two levels and has mainly flagged and gravelled areas together with a fenced/hedged range of boundaries.

Note: The hand drawn black and white plan is for illustration only of the potential for a rear extension and re configuration of the existing floorplan to create an open plan living/kitchen space and a separate utility room.

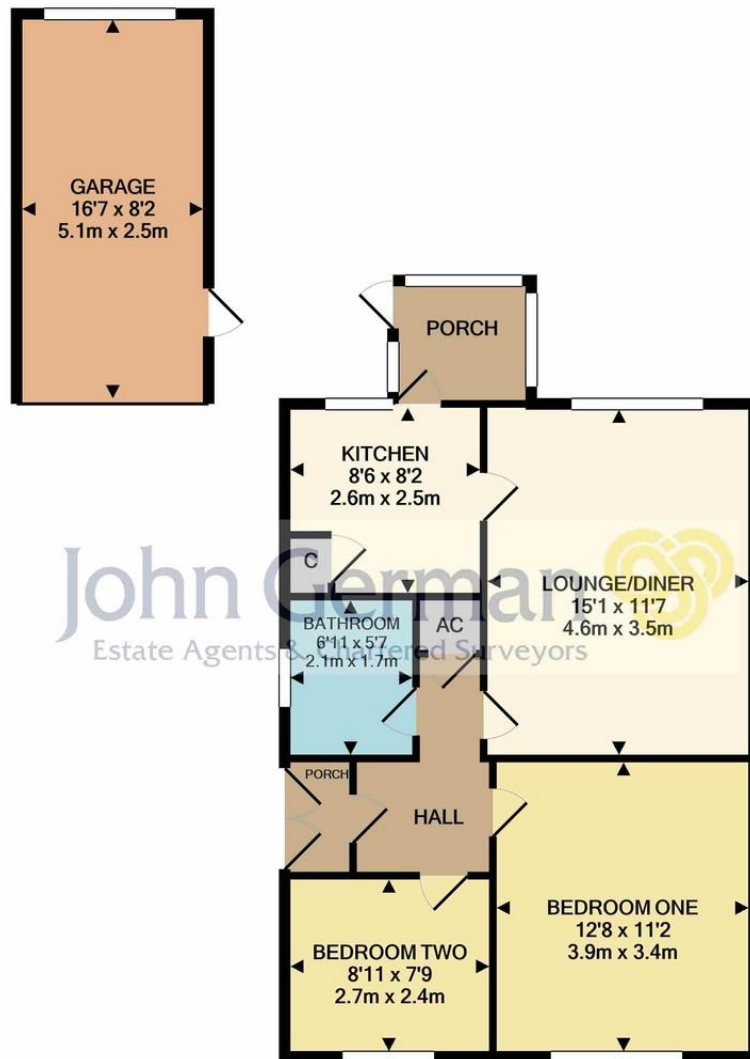
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage and electricity. This property has never been connected to a mains gas supply and prospective purchasers will need to check the availability and cost of such a connection within Old Road. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.lichfielddc.gov.uk

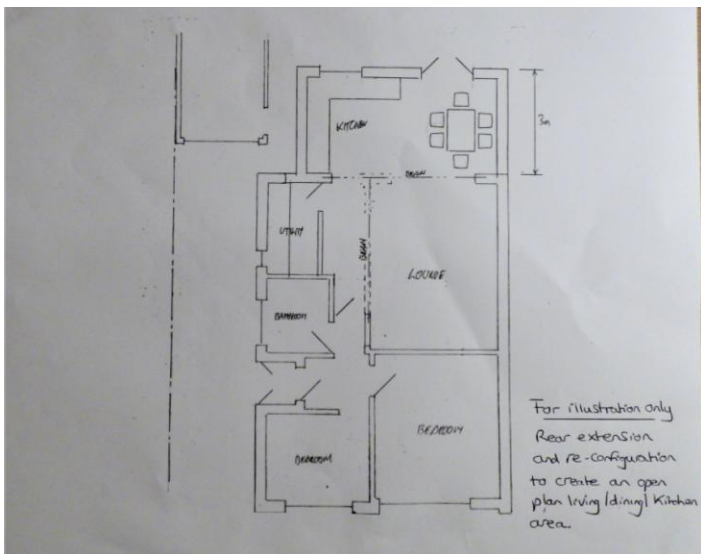
Our Ref: JGA/25012021

Local Authority/Tax Band: Lichfield District Council / Tax Band C





Nearby Trent & Mersey Canal



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	6 G	



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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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