



Valle Vista, 38 Hood Lane, Armitage, WS15 4AG

 Parker
Hall

Set on the picturesque outskirts of Armitage is Valle Vista, a traditional 1920s detached residence benefitting from recently refurbished interiors, three double bedrooms and a generous south facing garden plot. Showcasing a wealth of beautifully retained features throughout, Valle Vista has recently been upgraded to include new windows, a new central heating system, new boiler in 2016 and a bespoke handmade kitchen, and a range of privately owned solar panels benefit from a Feed in Tariff with 6 years remaining. The interiors comprise briefly traditional veranda, reception hall with original Minton flooring, two reception rooms, quality dining kitchen, utility, cloakroom and rear porch to the ground floor, with three double bedrooms off the first floor galleried landing serviced by a family bathroom and separate shower. Outside, there are gated driveways off both Hood Lane and Westfields Road and a single garage, with wrap around gardens enjoying a sunny southerly aspect and plenty of privacy.

Valle Vista is set on the rural outskirts of Armitage, overlooking idyllic countryside views to the front. The property lies a few minutes' walk from the village centre where there are a range of amenities including shops, pubs, a Butchers, village hall, a doctors' surgery and dispensary pharmacy. The location is ideal for access to local countryside and public footpaths and Cannock Chase, an Area of Outstanding Natural Beauty, is a short drive away and offers activities including walking, cycling and pony trekking through picturesque woodland and protected parkland. The market town of Rugeley and Cathedral City of Lichfield are both a short drive away, where supermarkets, shopping centres and leisure facilities including Beacon Park can be found, and the property lies a short drive from commuter routes including A515, A51, A38 and M6. Rail travel from Lichfield provides direct links to Birmingham and London, and Birmingham International Airport is around a 30 minute drive away.



- Traditional Detached Village Home
- Wealth of Character Throughout
- Recently Refurbished including Windows, Boiler & Central Heating System
- Solar Panels with Feed in Tariff
- Rural Position with Countryside Views
- Two Reception Rooms
- Bespoke Refitted Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Three Double Bedrooms
- Family Bathroom & Separate Shower
- Generous Cottage Gardens
- Two Gated Driveways & Garage
- Beautiful Countryside Views
- Walking Distance to Village Amenities

To the front, a traditional Veranda overlooking stunning rural views leads to the front door which opens in turn to:

Reception Hall

An attractive reception to this character home, having original Minton tiled flooring, staircase rising to the first floor and doors opening into:

Sitting Room 3.68 x 3.64m (approx. 12'1 x 11'11)
Having bay window to the front aspect, additional window to the side and a refitted gas fireplace with marble mantelpiece and hearth

Snug (3.64 x 3.06m (approx. 11'11 x 10'0)
An ideal dining room, playroom or study, having windows to two sides with an attractive outlook over the gardens and an original wooden fireplace surround housing a wood burning stove

Bespoke Dining Kitchen 5.74 x 3.03m (approx. 18'10 x 9'11)
Having been refitted to an excellent standard, the kitchen comprises a range of handmade solid wood wall and base units with granite worktops over, housing an inset sink, pull out pantry store cupboard, integral appliances including full height larder fridge and dishwasher and a recess housing an Everhot electric range cooker with twin ovens, warming drawer, induction hob and hotplates, with extractor hood above. There are windows to two sides and tiled flooring and double doors open out to the **Porch** where a stable door opens out to a rear courtyard with a gate to the driveway





Utility

With fitted Belfast sink, plumbing for washing machine and a window to the side. A door also opens to a **Cloakroom** with fitted WC and panelling to splashbacks

Stairs rise to the **First Floor Landing** where there is a window to the front, drop down ladder to the boarded loftspace and doors into:

Master Bedroom 3.68 x 3.64m (approx. 12'1 x 11'11)

With dual aspect windows and a bespoke range of fitted wardrobes and storage

Bedroom Two 3.63 x 3.07m (approx. 11'11 x 10'1)

A double room having window to the front enjoying open views and a recently fitted double



shower with chrome heated towel rail

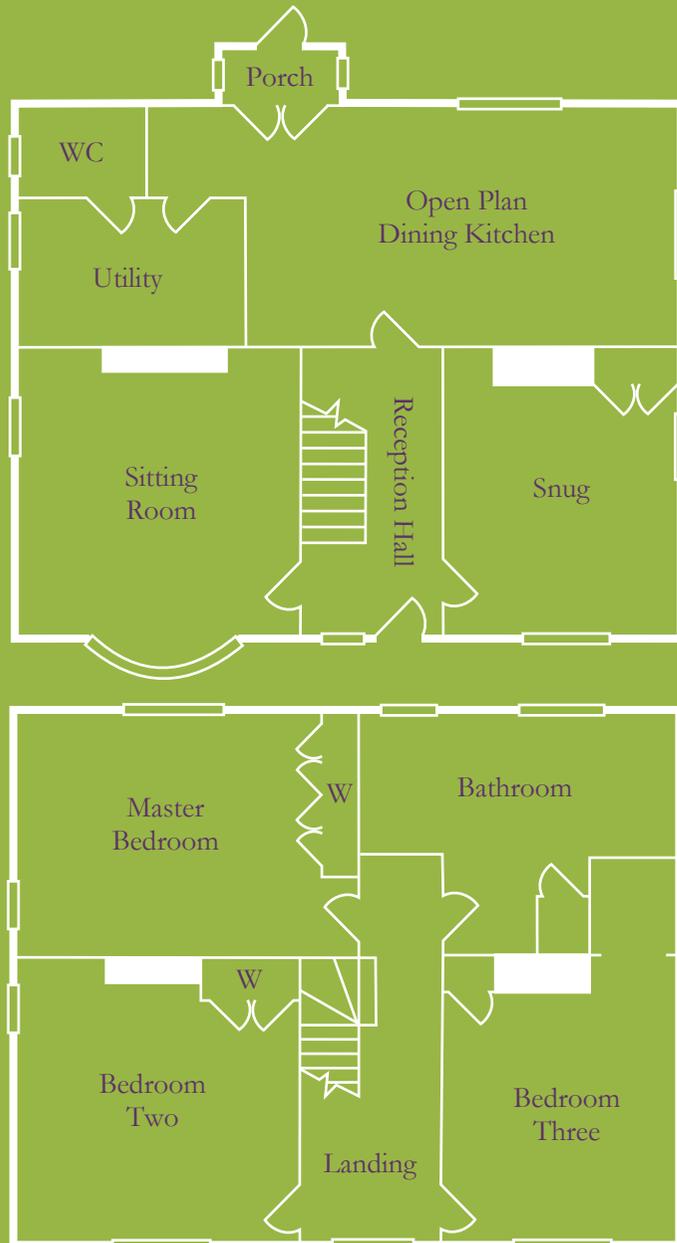
Bedroom Three 4.55 x 3.05m (approx. 14'11 x 10'0)

A third double room having dual aspect windows and two double fitted wardrobes

Family Bathroom 3.0, 1.88m x 4.22m (approx. 9'10, 6'2 x 13'10)

Fitted with a traditional suite having wash basin set to vanity unit, WC and corner bathtub with shower unit over, with obscured windows to the rear, tiled splash backs and panelling and a fitted cupboard housing the water cylinder





Outside

The property benefits from parking to two driveways off Hood Lane and Westfields Road, one of which also houses a **Single Garage**

South Facing Gardens

Beautifully tended gardens wrap around the property, having a covered terrace with outdoor power and lighting. There are two areas which have been cultivated into vegetable gardens with raised beds, a garden shed is included in the sale and gated access to either side leads to a block paved courtyard to the rear housing a useful brick **Outbuilding**, where there is a gate out to the **Westfields Road** driveway



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.