



6 Westfields Road,
Armitage WS15 4AH

Downes & Daughters
ESTATE AGENCY

6 Westfields Road,
Armitage WS15 4AH
£275,000

Downes & Daughters is delighted to offer for sale this link detached family home, in a semi rural position, on the fringe of the ever popular village of Armitage. Offered for sale with no onward chain and conveniently located for the range of amenities in Armitage & Handsacre, this delightful home offers purchasers the chance to put their own stamp on a property, as it is in need of some internal updating. The ground floor has an entrance hallway, impressive double aspect living and dining room and a kitchen with access to the garage and the rear garden. multiuse living space to the rear, offering dining and living spaces with access to the rear garden. The first floor boasts a landing, three bedrooms and a family bathroom. The outside space includes a private driveway and lawned garden to the front and a good sized rear garden with great levels of privacy.

Viewing is essential to appreciate the future potential of this charming home and its idyllic location.

GROUND FLOOR

Entrance Hallway • Double Aspect Living & Dining Room • Kitchen With Doors To Garage & Garden

FIRST FLOOR

Landing • Bedroom One With Built In Wardrobe • Bedroom Two • Bedroom Three • Family Bathroom

OUTSIDE

Private Driveway • Lawned Front Garden • Single Integral Garage • Rear Garden With Great Levels Of Privacy

FURTHER INFORMATION

Freehold (TBC With Solicitor) • Council Tax Band ? • Energy Rating ? • No Onward Chain • Upvc Double Glazed Windows • Gas Central Heating • All Mains Services

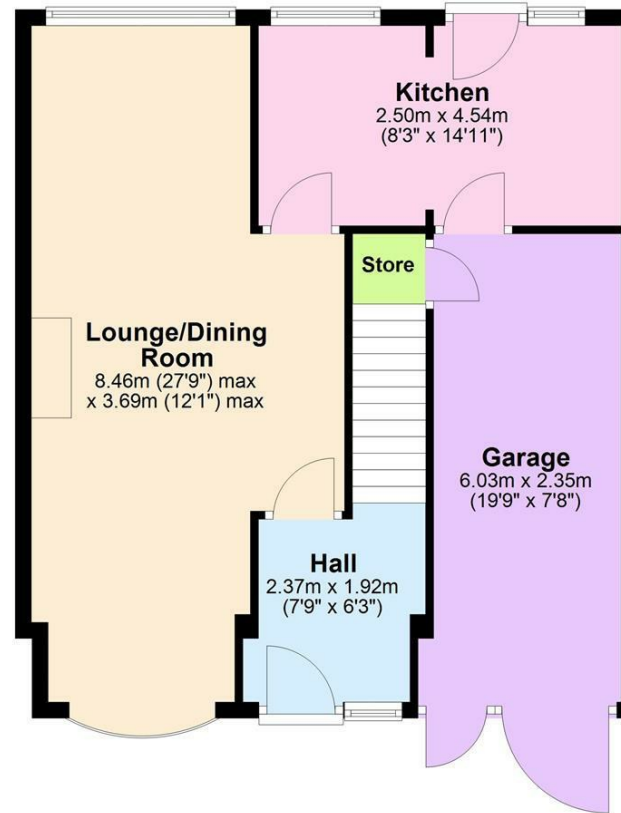






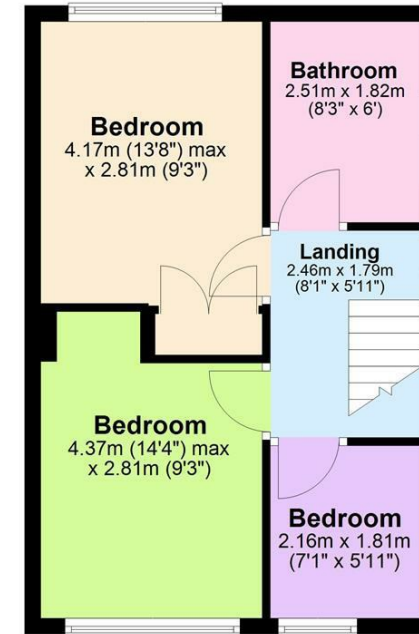
Ground Floor

Approx. 62.1 sq. metres (668.1 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



Total area: approx. 97.7 sq. metres (1051.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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