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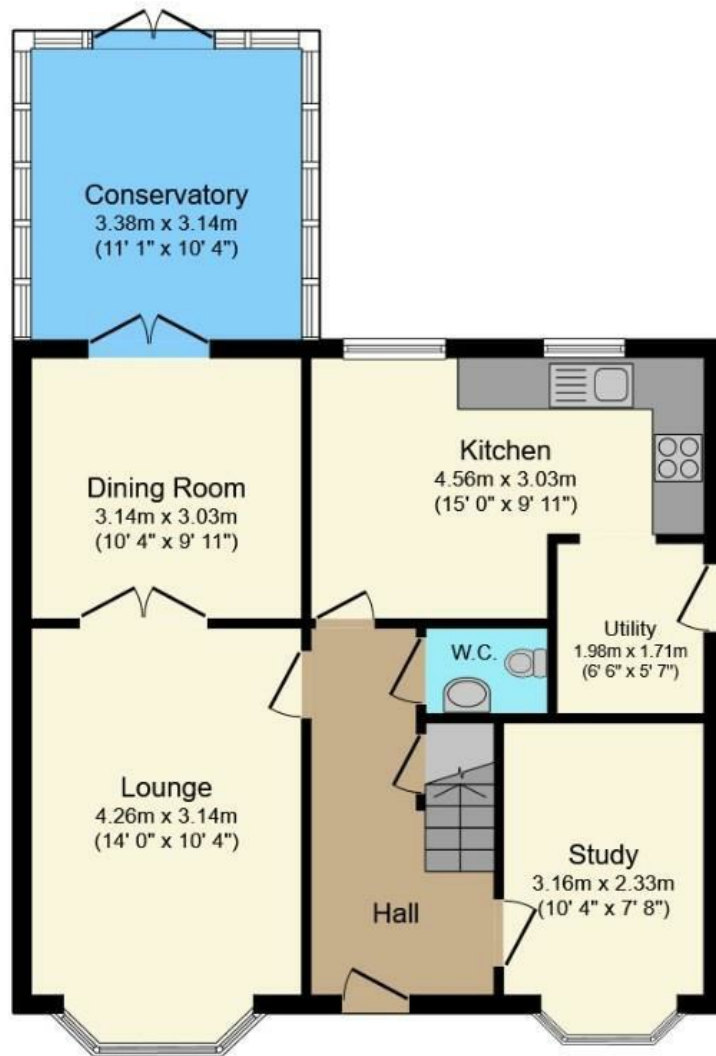
30 Armada Close, Lichfield, WS14 0GJ
£500,000

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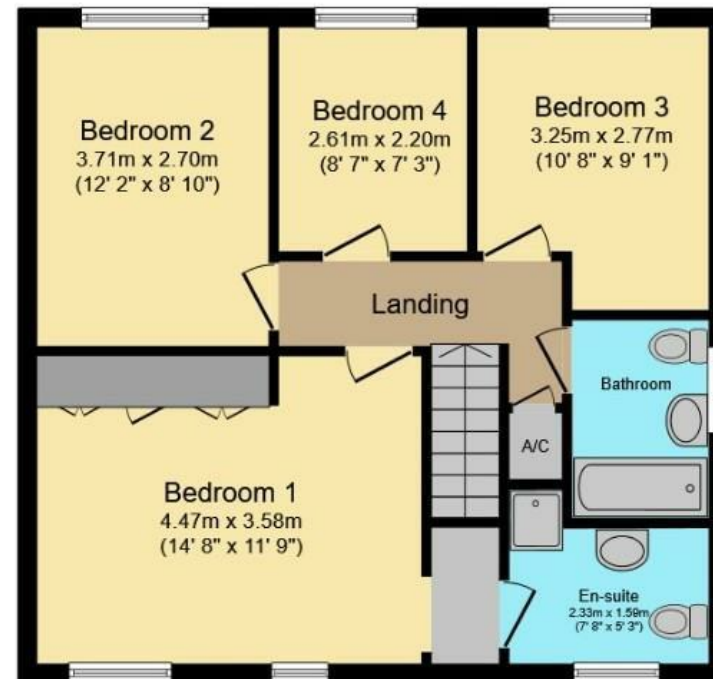
£500,000

this beautifully presented four bedroomed detached property is located at the end of a cul de sac on Armada Close, just off Agincourt Road in a popular residential area of Lichfield. It is an ideal family home, positioned well for access into the City centre and transport links. Benefitting from gas central heating and UPVC double-glazing, the accommodation comprises of; Entrance Hallway, Office, Guest WC, Living Room, Dining Room, Conservatory, Breakfast Kitchen, Utility Room. First Floor Landing, Master bedroom with Ensuite, Three Bedrooms and a Family Bathroom. Garden to the rear, Shared Access Driveway and Single Garage to the side of the property. EPC RATING - C

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Ground Floor



First Floor

Total floor area 128.2 sq.m. (1,380 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Entrance Hallway

accessed via a canopied UPVC double-glazed front entrance door and having a ceiling light point, radiator, useful under stairs storage and stairs to the first floor

Office

having a ceiling light point, radiator, laminate wood effect flooring and a UPVC double-glazed bay window to the front aspect

Guest WC

having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, extractor fan, radiator and tiled flooring

Living Room

having a ceiling light point, two radiators, laminate oak effect flooring and a UPVC double-glazed bay window to the front aspect. Double internal doors into the

Dining Room

having a ceiling light point, radiator, oak effect laminate flooring and French doors into the

Conservatory

having a brick base and UPVC double-glazed units. Ceiling light point, tiled floor and French doors into the rear garden

Breakfast Kitchen

having a range of wall and base units with roll top work surfaces and an inset stainless steel sink and a half with drainer. Integrated electric double oven, gas hob with extractor hood above and a dishwasher. Ceiling light point, part tiling to the walls, radiator, tiled floor and two UPVC double-glazed windows to the rear aspect

Utility Room

having a ceiling light point, cupboard housing the central heating boiler, appliance space for a washing machine and tumble drier, free standing fridge-freezer, part tiling to the walls and a door leading to the side of the property

First Floor Landing

having a ceiling light point, useful airing cupboard housing the hot water tank and access to the boarded loft

Master Bedroom

benefitting from a range of fitted wardrobes providing ample hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect. Door into the

En-suite

having a walk-in shower enclosure with an over head mains powered fitment and aqua panelling to the walls, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, radiator and a UPVC double-glazed window to the front aspect

Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Four

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Family Bathroom

having a panelled bath with an over head mains powered shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to the walls, radiator, tiled flooring and a UPVC double-glazed window to the side aspect

Outside

the property is located on a private, shared driveway and has a block paved driveway providing off road parking and access to the garage via an up and over door which

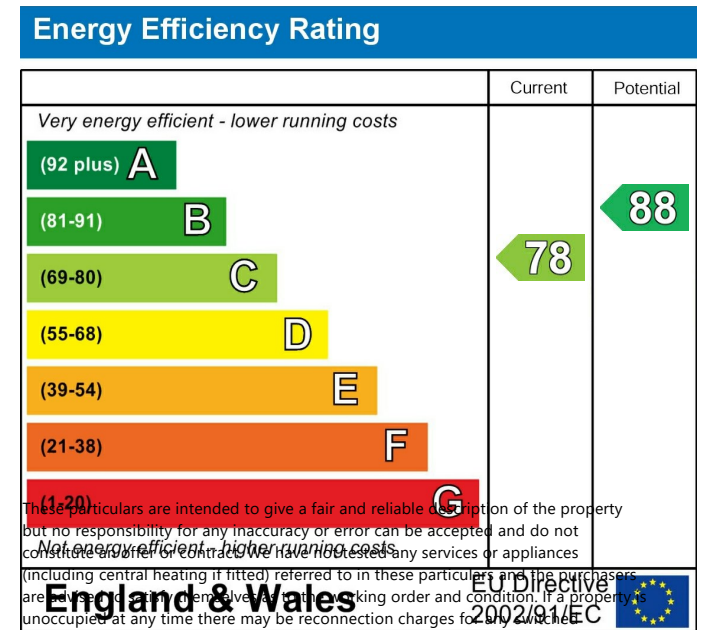
also has light and power. There is a timber pedestrian gate giving access to the rear garden and a paved pathway with well established shrubs leads to the front door. There is also a useful EV charging point

the rear garden has a lawn with well stocked borders, paved patio, shale seating area, useful timber storage shed and an outside water tap

AGENTS NOTE

There is an annual service charge of £250.00 for maintenance of the estate and all of its communal areas.

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.



off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







