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HERE TO GET *you* THERE



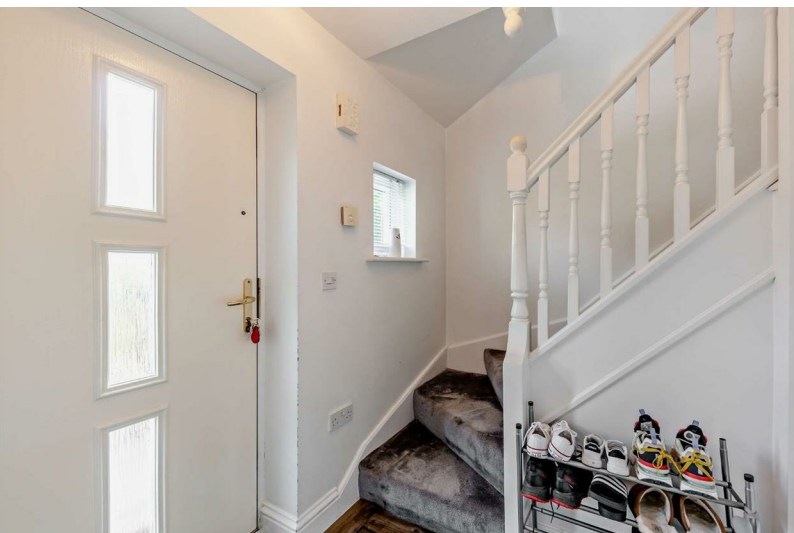
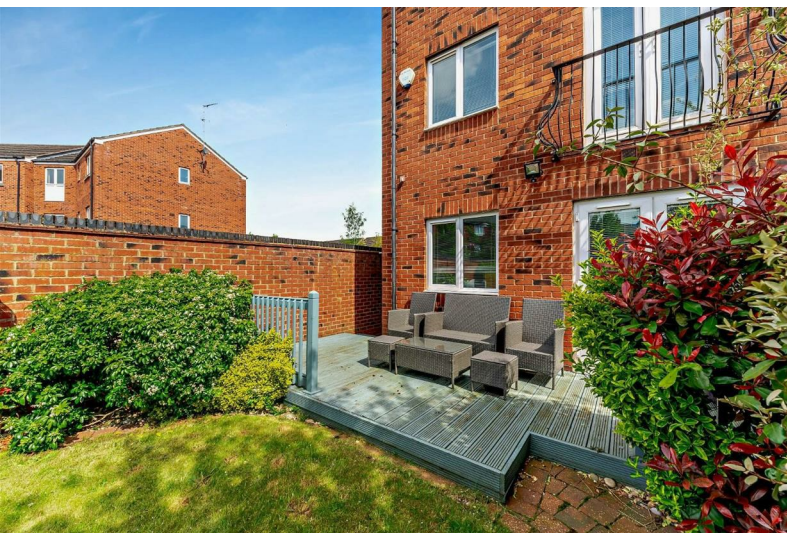
Armada Close

Lichfield, WS14 0GJ

Offers Over £280,000



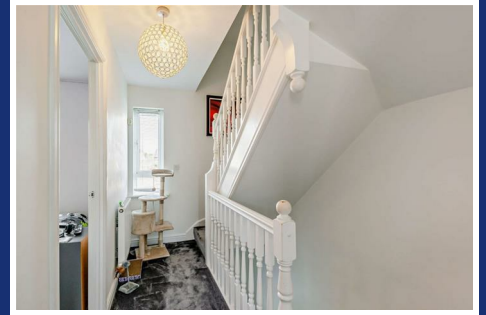
Council Tax: D



9 Armada Close

Lichfield, WS14 0GJ

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ENTRANCE

Entering the property via a composite door with obscure glass panelling into a hallway having a ceiling light point, radiator and small double-glazed window facing out to the front of the property

GUEST WC

situated off the entrance hallway and comprising of; close coupled toilet, handwash pedestal basin, extractor fan, ceiling light point and radiator

KITCHEN

the kitchen is of open plan layout with the dining room and has a range of wall and base units, integrated appliances comprising of; electric oven, gas hob and cooker hood. There is plumbing for a dishwasher and washing machine, combi-boiler, stainless steel sink and drainer with mixer tap, double-glazed window facing out to the front of the property, radiator and ceiling spotlights

DINING ROOM

the dining room is of open plan layout with the kitchen and has UPVC patio doors providing access to the rear garden, useful under stairs storage cupboard, double-glazed windows, one facing out to the rear of the property and once facing out to the side of the property, two ceiling light points and two radiators

FIRST FLOOR LANDING

the first floor landing has a double-glazed window facing out to the front of the property, ceiling light point and radiator

LIVING ROOM

having UPVC patio doors to a Juliette balcony facing

out to the rear of the property, double-glazed windows, one facing out to the rear of the property and one facing out to the side of the property, two ceiling light points and a radiator

BEDROOM THREE

having UPVC patio doors to a Juliette balcony facing out to the front of the property, ceiling light point and radiator

SECOND FLOOR LANDING

having access to a boarded loft and ceiling light point

MASTER BEDROOM

the master bedroom has fitted wardrobes, double-glazed window facing out to the rear of the property, ceiling light point, radiator and en-suite

EN-SUITE

comprising of; mains powered shower enclosed in a cubicle, close coupled toilet, pedestal hand wash basin, double-glazed obscure window facing out to the rear of the property, ceiling light point and radiator

BEDROOM TWO

having an over-stairs double storage cupboard, two double-glazed windows facing out to the front of the property, ceiling light point and radiator

FAMILY BATHROOM

having a white bathroom suite comprising of; bath with tiled splashback, close coupled toilet, handwash pedestal basin with mixer tap, obscure double-glazed window facing out to the rear of the property, ceiling light point and radiator

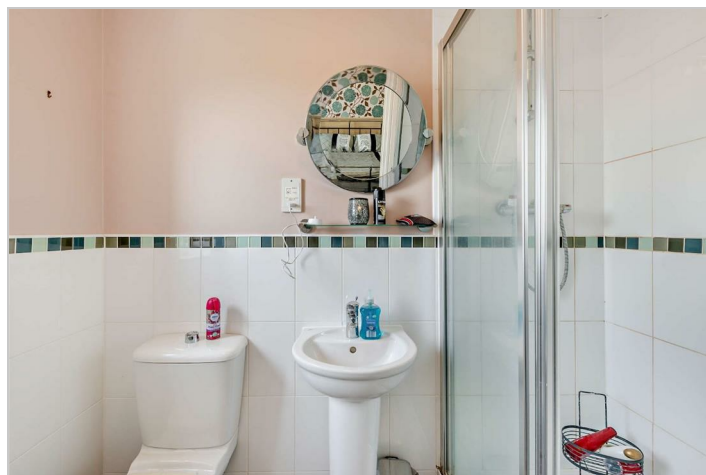
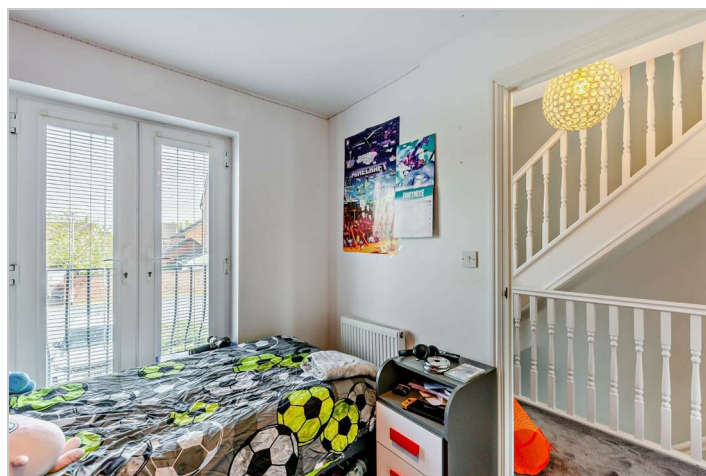
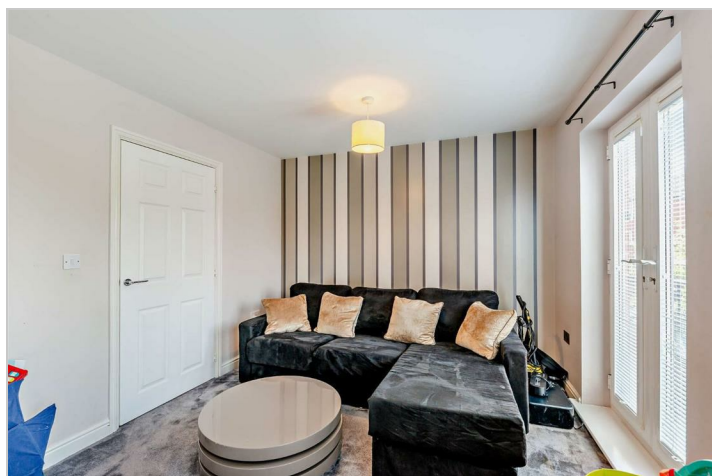
OUTSIDE

the rear garden is enclosed and low maintenance, having a lawn and decking area and a wooden gate providing access to the rear of the property and additional parking.

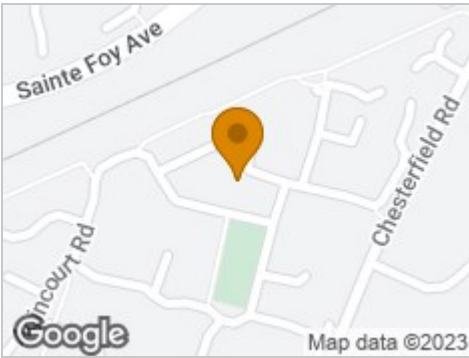
The front of the property has a wooden gate providing side access to the rear garden and has parking available outside the front of the property

Agents Note

We are advised by the seller that there is a service charge of approximately £200 per annum for the upkeep of the communal areas



Road Map



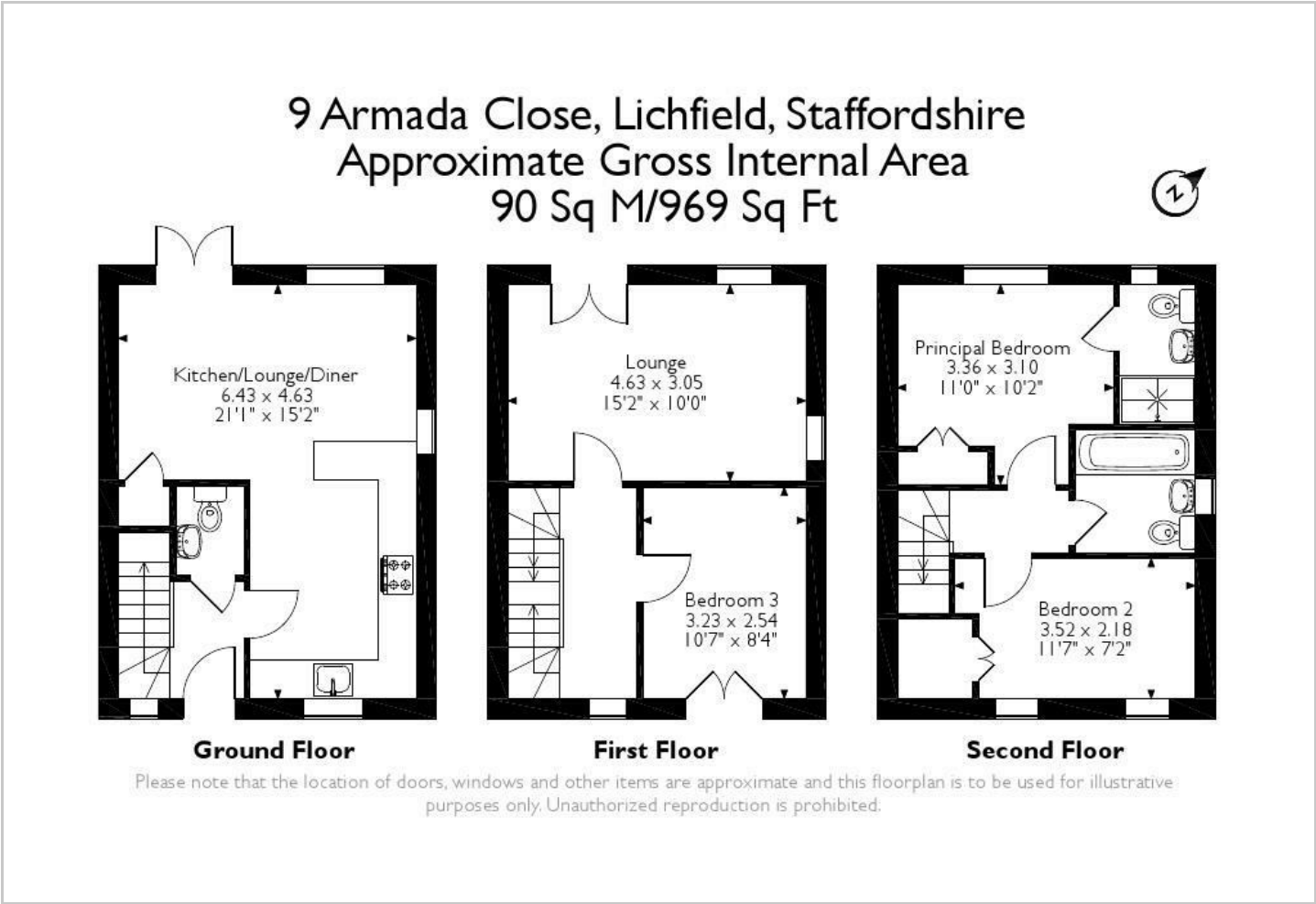
Hybrid Map



Terrain Map



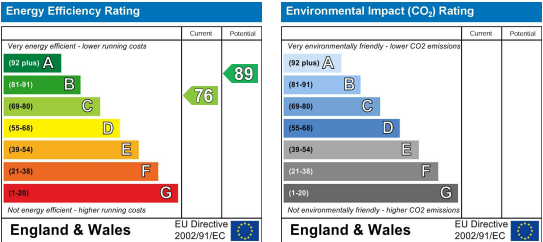
Floor Plan



Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** 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.