



Armada Close,
Lichfield, WS14 0GJ

Offers in the Region Of £525,000

Offered for sale with no upward chain is this spacious, well located family home, situated on Armada Close off Agincourt Road in central Lichfield. Such a fantastic location within close reach of the sought after amenities across Lichfield City, as well as popular local schooling and transport links. This home is well connected whilst boasting a peaceful location.

Approached via a charming front garden and a driveway to the side with an external garage and access to the garden, the first impressions of this home are delightful. Internally you are greeted with a bright entrance hallway, leading into a large living room with an attractive bay window. The living room features double doors into a dining area, flowing into an attractive sun room which overlooks the beautiful rear garden.

There is an attractive fitted kitchen to the rear with ample storage space throughout, featuring a separate utility room with outdoor access. Also off the hallway is a ground floor W.C. plus a professionally installed wet room, with versatile usage depending on occupiers needs.

Upstairs off the landing are four family sized bedrooms and a modern fitted shower room. The main bedroom boasts fantastic space with fitted wardrobes and a private en-suite shower room.

Outside is a wonderfully maintained rear garden, with social patio area surrounding a well-kept lawn, various sitting areas and a vegetable patch, with private fenced and bricked enclosure with a secure side gate out to the driveway and garage.

Tenure: Freehold
Council Tax Band: E



PAUL
CARR
Estate Agents
Sales & Lettings

Hallway
13' 11" x 6' 6" (4.23m x 1.97m)

Lounge
14' 0" x 10' 4" (4.26m x 3.14m)

Dining Area
10' 4" x 9' 11" (3.14m x 3.01m)

Sun Room
12' 7" x 8' 3" (3.83m x 2.52m)

Kitchen
14' 11" x 9' 10" (4.55m x 3.00m)

Utility
5' 7" x 5' 4" (1.71m x 1.63m)

Study/Ground Floor Wet Room
10' 3" x 8' 1" (3.12m x 2.47m)

Ground Floor W.C.
4' 11" x 3' 11" (1.50m x 1.20m)

Bedroom One
17' 1" x 9' 8" (5.21m x 2.94m)

En-Suite
8' 2" x 4' 9" (2.50m x 1.46m)

Bedroom Two
12' 2" x 8' 8" (3.71m x 2.64m)

Bedroom Three
10' 7" x 9' 1" (3.22m x 2.77m)

Bedroom Four
8' 7" x 7' 3" (2.62m x 2.20m)

Shower Room
8' 4" x 5' 6" (2.55m x 1.67m)

External Garage
17' 5" x 8' 11" (5.30m x 2.71m)

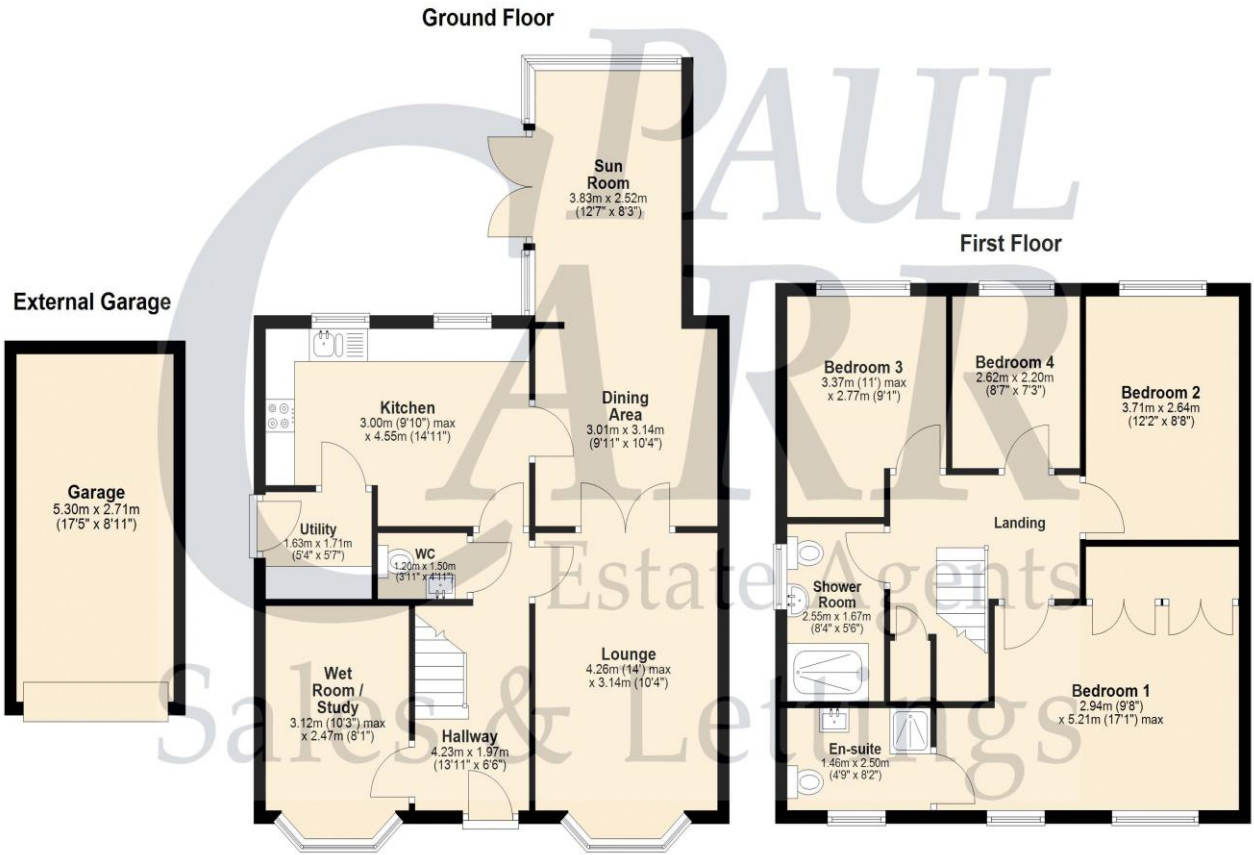






Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

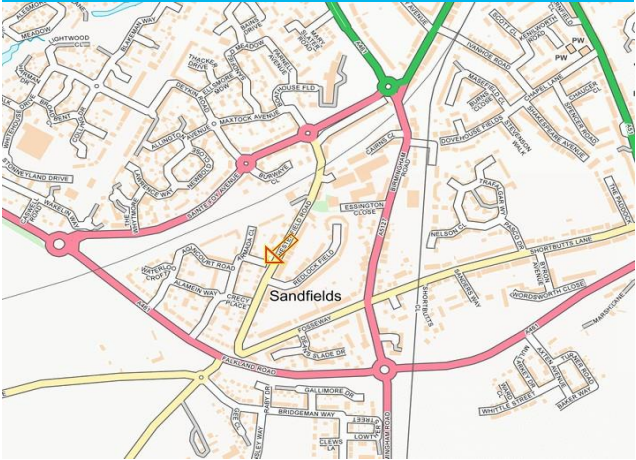


This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location









Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: Oct 25 Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

www.paulcarrestateagents.co.uk

 **OnTheMarket**.com

 **rightmove**.co.uk
The UK's number one property website

 **The Property Ombudsman**

 **naea | propertymark**
PROTECTED