



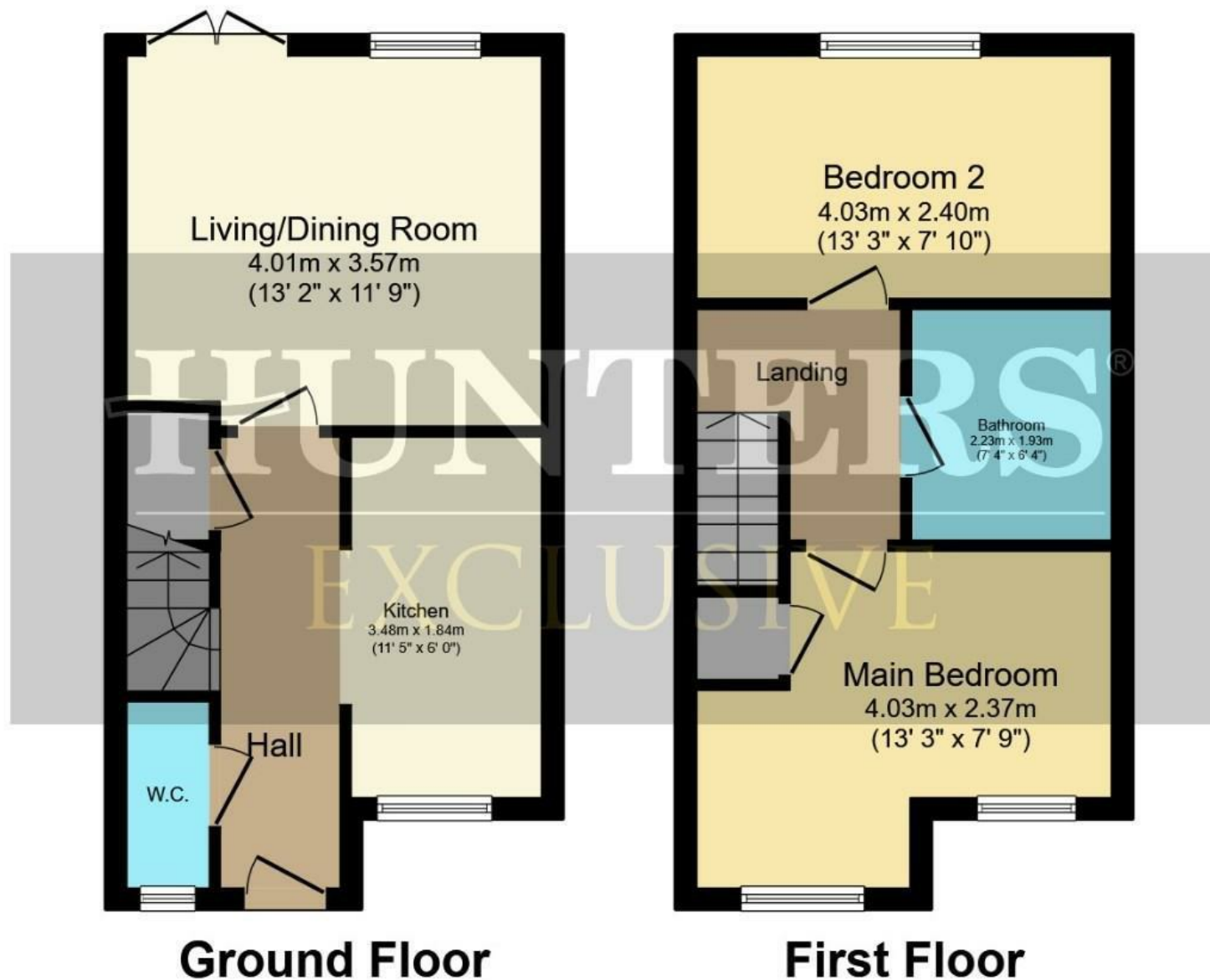


62 Armada Close, Lichfield, WS14 0GJ

£264,500

this lovely two bedroomed property is bright, modern and welcoming, perfect for first time buyers and commuters. Located on a popular, well established residential development conveniently positioned for all local amenities and transport links and further benefitting from an open outlook to the front, Gas Central Heating and UPVC double-glazing. In brief, this fabulous home comprises of; Entrance Hallway, Guest WC, Living Room/Dining Room and a Kitchen. First Floor Landing, Two Double Bedrooms and a Bathroom. Garden to the rear and two allocated parking spaces. EPC rating - C

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Total floor area 60.8 sq.m. (654 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).

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### Entrance Hallway

having stairs to the first floor and a useful under-stairs storage cupboard. Ceiling light point, radiator and laminate vinyl tile flooring

### Guest WC

having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator, laminate vinyl tile flooring and a UPVC double-glazed window to the front aspect

### Lounge/Diner

a generous sized room having two ceiling light points, two radiators, laminate vinyl tile flooring, UPVC double-glazed window and French doors into the rear garden

### Kitchen

fitted with a range of wall and base units with roll top work surfaces and an inset stainless steel sink with drainer. Electric oven, gas hob with tiled splash back, extractor hood and further appliance space for a fridge-freezer, washing machine and tumble drier. Ceiling light point, tiled flooring and a UPVC double-glazed window overlooking the front aspect

### First Floor Landing

having a ceiling light point and access to the loft space

### Bedroom One

having a useful fitted storage cupboard housing the central heating boiler. Two ceiling light points, radiator and two UPVC double-glazed windows overlooking the front aspect

### Bedroom Two

with a range of fitted wardrobes providing hanging and storage space. Inset ceiling spotlights, radiator and a UPVC double-glazed window overlooking the rear aspect

### Bathroom

comprising of a panelled bath with a mixer tap, fully tiled corner shower cubicle with an overhead mains powered fitment, pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, radiator and laminate vinyl tile flooring

### Outside

the front of the property is accessed via a shared pedestrian pathway and has a pebbled frontage with a paved pathway to the front entrance door.


the fully enclosed rear garden has a lawn with well established borders housing plants and shrubs, there is a paved patio seating area perfect for entertaining or Al-fresco dining and a useful timber pedestrian gate gives access to the rear where the property benefits from two allocated parking spaces

### AGENTS NOTE

the property is Freehold and we are advised by the seller that there is an annual service charge of £303.61 for maintenance of the communal areas within the development

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. 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.







