

The logo for Lovett & Co. estate agents is located in the top right corner. It features the name 'Lovett' in a large, white, serif font, followed by '&Co.' in a smaller, white, sans-serif font. To the right of the text is a red square containing a white cross-like symbol. Below the name, the words 'estate agents' are written in a white, sans-serif font.

Lovett & Co.
estate agents

The image shows a two-story red brick house with a black door and a black-framed porch. The house has white window frames and a dark tiled roof. A paved driveway leads to a two-car garage with black doors. The house is surrounded by greenery, including bushes and a tall, narrow evergreen tree. A street lamp is visible in the foreground.

Moat Way
Armitage with Handsacre



Lovett&Co. Estate Agents are pleased to offer for sale this spacious three bedroom semi-detached house being offered with NO ONWARD CHAIN.

Occupying a generous plot with south facing rear garden, there is also a driveway to the side with space for two cars plus and garage with door to the rear garden.

Internally, the property briefly comprises: entrance hall, open plan lounge-diner, kitchen, conservatory, landing, three well proportioned bedrooms and a family bathroom.

Other benefits include: UPVC double glazed windows and gas central heating throughout.

We have been advised that the property is freehold.

It is situated in the popular village of Armitage with Handsacre and enjoys a range of local village amenities whilst also benefiting from further facilities found within the nearby Cathedral City of Lichfield or Rugeley town centre. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield City.

RECEPTION HALL:

Composite front door, laminate flooring, ceiling light point, carpeted stairs to first floor and door to the lounge

OPEN PLAN LOUNGE/DINER:

7.44m max (24' 5") x 3.44m max (11' 3")

Feature fireplace with raised tiled hearth and brick surround, laminate flooring, TV & phone sockets, ceiling light points, radiators and window to front. Rear dining area with patio doors to conservatory and door to the kitchen.





KITCHEN:

2.15m (7' 1") x 3.16m (10' 4")
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for an oven and 4 ring hob with extractor hood, wall tiling, vinyl flooring, ceiling spot lights, space and plumbing for washing machine, fridge freezer, storage cupboard, window to rear and side door to the garden.

CONSERVATORY:

2.40m (7' 10") x 3.10m (10' 2")
Poly-carbonate sloping roof set upon a brick base with UPVC frame, tiled flooring, ceiling light point & fan, French doors to rear garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to side, doors off to three bedrooms, family bathroom, airing cupboard and access to the loft space.

MASTER BEDROOM:

3.50m (11' 6") x 2.37m (7' 9")
Built in wardrobes, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

2.11m (6' 11") x 3.20m (10' 6")
Carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

2.13m (7' 0") x 2.19m (7' 2")
Carpeted flooring, storage cupboard housing boiler, ceiling light points, radiator and window to front.

FAMILY BATHROOM:

White suite comprising: panel bath with shower fitting and screen, pedestal wash hand basin, low level W/C, wall tiling, laminate tiled flooring, ceiling lights and window to side.

EXTERNALLY:

At the front is a lawn garden with stepped pathway leading to the front door and gated side access. The property also offers off road parking with separate





garage with access to the garden. The large private rear garden benefits from being on an end plot, is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, decking area to the rear, lawn, various trees, shrubs and flowerbeds.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is n o n - r e f u n d a b l e .

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

