

Leet Court
Armitage with Handsacre



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom end-terraced property being offered with NO ONWARD CHAIN.

The property benefits from its generous plot having parking for at least two vehicles, plus a detached single garage, as well as a charming suntrap rear garden with patio areas and mature planted borders plus lawn.

The accommodation comprises: entrance hallway, spacious rear lounge, modern kitchen, landing, two double bedrooms and a wet-room style bathroom.

Other benefits include: UPVC double glazing, gas central heating plus a part boarded attic space.

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:

UPVC front door, vinyl wood effect flooring, ceiling light point, radiator, stairs to first floor accommodation and doors to the kitchen and lounge.

LOUNGE:

11' 10" x 14' 3" (3.61m x 4.35m)

Feature fireplace with fitted electric fire, carpeted





flooring, ceiling light points, radiator, patio doors to the rear garden.

KITCHEN:

6' 1" x 9' 10" (1.85m x 3.00m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, cooker, washing machine and fridge-freezer (all included), vinyl flooring, light point and window to the front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, radiator, doors off to two bedrooms and the wet-room plus loft access hatch.

BEDROOM ONE:

11' 10" x 8' 10" (3.61m x 2.70m)
Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

11' 10" x 8' 6" (3.61m x 2.60m)
Built in cupboard, carpeted flooring, ceiling light point, radiator and window to front.

WET-ROOM BATHROOM:

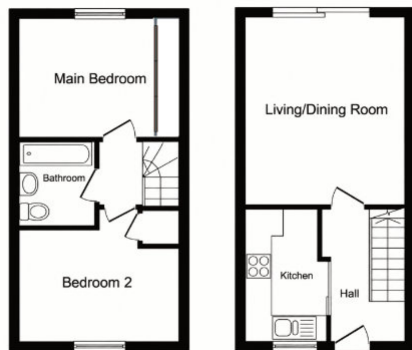
Modern suite comprising: walk in shower area with electric shower, cabinet wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling spot lights and window to side.

VIEWING:

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



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	



For illustrative purposes only

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