

Gorsey Close
Handscare



Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious three bedroom terraced property situated on a private cul-de-sac in the popular village of Handsacre.

The property briefly comprises: entrance hallway, kitchen, spacious lounge-diner, integral garage, landing family bathroom, three double bedrooms plus en-suite to the master bedroom. There is a private driveway to the front and generous sunny rear garden with landscaped patio area and lawn, ideal for families to enjoy.

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

It is situated in the popular village of Armitage & 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:

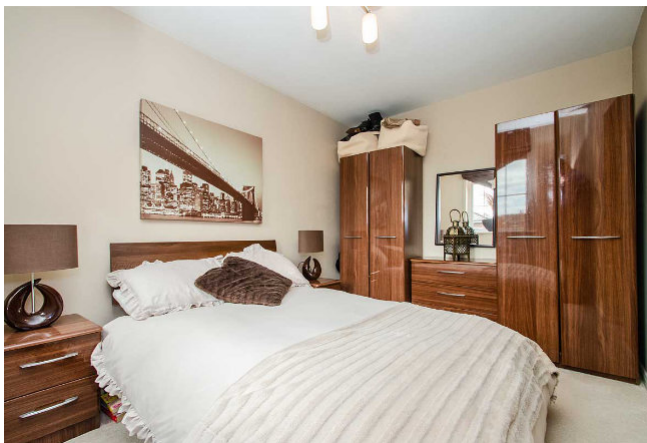
Entrance door, hard wood flooring, ceiling light point, radiator, stairs to first floor, and doors to the guest WC, kitchen and lounge-diner.

LOUNGE-DINER:

12' 10" x 15' 9" (3.90m x 4.80m)

Carpeted flooring, ceiling light points, radiators, ample space for dining table and chairs, French doors to the rear garden.





KITCHEN:

5' 11" x 9' 10" (1.80m x 3.00m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, space for washing machine and fridge-freezer, wall tiling, laminate flooring, ceiling spot lights, radiator and window to the front.

GUEST WC:

Suite comprising: low level WC, wash hand basin, spot lights, radiator, hard wood flooring and window to the front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms and family bathroom.

BEDROOM ONE:

12' 10" x 8' 10" (3.90m x 2.70m)

Carpeted flooring, radiator, ceiling light point, window to rear and door to the en-suite.

EN-SUITE:

Modern suite with walk in shower cubicle, low level WC, wash hand basin, spot lights, wall tiling, radiator, and extractor fan.

BEDROOM TWO:

8' 5" x 11' 5" (2.56m x 3.48m)

Carpeted flooring, ceiling light point, radiator, window to front.

BEDROOM THREE:

12' 10" x 9' 6" (3.90m x 2.90m)

Carpeted flooring, ceiling light point, radiator, window to front.

FAMILY BATHROOM:

White suite comprising: bath, wash hand basin and low level W/C, wall tiling, laminate flooring, ceiling spot lights. Radiator and extractor.





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

VIEWING:

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

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