



Connells

Moat Way
Handsacre Armitage

Moat Way Handsacre Armitage WS15 4TT

for sale
£285,000



Property Description

Connells Estate Agents are just thrilled to offer for sale this traditional four-bedroom semi-detached family home being located within Moat Way Cul De Sac in the ever-desirable village of Armitage & Handsacre. The village offers a range of local amenities including shops and village pubs and is ideally situated for commuters having two train stations and nearby road links include the A51, A38, A5 and M6 toll road. The nearby cathedral city of Lichfield offers a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of pubs, bars and even a Michelin star restaurant. For local families, this property falls into the catchment area for The Croft Primary School located within the village, and for secondary school its The Hart School on Penkridge Bank Road in the nearby market town of Rugeley.

This delightful property offers substantial living with spacious rooms and almost all boxes being ticked. We have a porchway, hallway, extra large through lounge with ample dining area, kitchen, utility room, four bedrooms and two bathrooms. Integrally we have a garage area. Externally we have a driveway and a splendid rear garden being landscaped and fully enclosed.

In our opinion this beautiful home and everything it has to offer is an absolute must visit to be fully appreciated.

****CALL CONNELLS ESTATE AGENTS TODAY TO BOOK YOUR VIEWING SLOT****



Porchway

Entrance Hallway

Lounge And Dining Room

9' 9" max x 24' 6" max (2.97m max x 7.47m max)

Kitchen

10' 8" x 7' 1" (3.25m x 2.16m)

Utility Room

8' 6" x 6' 10" (2.59m x 2.08m)

Integral Garage Area

9' 6" x 6' 10" (2.90m x 2.08m)

First Floor Landing

Master Bedroom

16' 9" max x 7' 3" max (5.11m max x 2.21m max)

En-Suite Shower Room

5' 11" x 4' 3" (1.80m x 1.30m)

Bedroom Two

11' 10" x 7' 9" (3.61m x 2.36m)

Bedroom Three

10' 7" x 7' (3.23m x 2.13m)

Bedroom Four

7' 3" x 7' 1" (2.21m x 2.16m)

Family Bathroom

7' 1" x 6' 3" (2.16m x 1.91m)

Driveway

Landscaped Rear Garden









Ground Floor

First Floor

Total floor area 93.5 m² (1,007 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). Powered by www.propertybox.io



To view this property please contact Connells on

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11 & 13 Bore Street
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312040



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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