Lovett &Co.
estate agents
Millcroft Way
Armitage with Handsacre

3 2 1

Lovett&Co. Estate Agents are pleased to offer for sale this beautifully presented three bedroom detached family home, situated within a quiet cul-de-sac in the popular village of Handsacre.

The property has been tastefully modernised throughout, offering stylish and contemporary living accommodation, with attractive feature wall panelling, modern fixtures and fittings, and laminate flooring throughout the ground floor, excluding the carpeted conservatory.

One of the property's standout features is the generously sized, south-facing rear garden, offering an excellent outdoor space for families, children and pets to enjoy, as well as being perfect for entertaining guests and relaxing in the sunshine.

Externally, the property also benefits from a block-paved driveway providing ample off-road parking for several vehicles, a separate garage and an attractive front garden.

The well-presented accommodation briefly comprises: entrance porch, spacious front lounge with feature bay window and staircase to the first floor, modern fitted kitchen-diner opening through to the rear conservatory, which overlooks the garden. Upstairs, the landing leads to three bedrooms and a stylish, modern family bathroom.

Further benefits include UPVC double glazing and gas central heating throughout.

The property is situated in the sought-after village of Armitage and Handsacre, which offers a range of local amenities, shops and schools, with further shopping, leisure and recreational facilities available in nearby Lichfield and Rugeley. Excellent commuter links are available via the A38, A5 and M6 Toll, together with rail services from Lichfield.

ENTRANCE PORCH:
Accessed via the front entrance door, with laminate flooring, ceiling light point and further door leading into the lounge.

LOUNGE:
14' 2" x 14' 10" (4.33m x 4.53m)
A spacious and beautifully presented front lounge featuring stylish modern décor, attractive feature wall panelling and laminate flooring. Further features include a bay window overlooking the front garden, ceiling lighting, radiator, TV and power points, staircase leading to the first floor and an open-plan entrance through to the kitchen-diner.

KITCHEN-DINER:
9' 6" x 14' 10" (2.90m x 4.53m)
A modern fitted kitchen-diner featuring a range of matching wall and base units with complementary work surfaces, inset sink and drainer, integrated oven and hob, space and plumbing for appliances, and ample room for a family dining table and chairs. Further features include laminate flooring, ceiling lighting, radiator, rear-facing window and open-plan access through to the conservatory.

CONSERVATORY:
9' 1" x 14' 10" (2.77m x 4.53m)
A superb addition to the ground floor living accommodation, providing a versatile second sitting area with pleasant views over the generous rear garden. Features include carpeted flooring, windows overlooking the garden, French doors providing outside access, radiator, wall lighting and power points.

FIRST FLOOR

LANDING:
With carpeted flooring, ceiling light point and doors leading to the three bedrooms and family bathroom.

BEDROOM ONE:
10' 6" x 8' 2" (3.20m x 2.48m)
A well-presented double bedroom featuring built-in wardrobes, carpeted flooring, radiator, ceiling light point, loft access and window to the front.

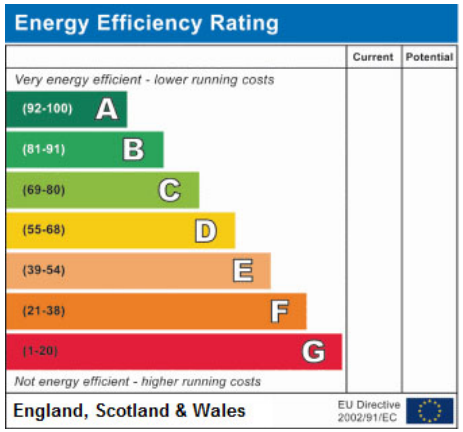
BEDROOM TWO:
11' 3" x 8' 2" (3.44m x 2.48m)
A further generously sized double bedroom with carpeted flooring, ceiling light point, radiator and window overlooking the rear garden.

BEDROOM THREE:
7' 8" x 6' 5" (2.33m x 1.95m)
A versatile third bedroom, ideal for use as a child's bedroom, nursery or home office, featuring carpeted flooring, ceiling light point, radiator and window to the front.

FAMILY BATHROOM:
6' 8" x 6' 5" (2.02m x 1.95m)
A stylish, modern family bathroom featuring a contemporary white suite comprising bath with shower fittings and glazed screen, wash hand basin and low-level WC. Further features include wall tiling, heated towel rail, ceiling lighting and obscure-glazed window to the rear.

EXTERNALLY

FRONT DRIVEWAY & GARAGE:
The property occupies an attractive position within a quiet cul-de-sac, with a generous block-paved driveway providing ample off-road parking for several vehicles and access to the separate



garage.

The garage features an up-and-over entrance door, lighting and power points, offering useful additional parking or storage space.

The front garden is attractively landscaped with established shrubs and planting, creating an appealing approach to the property.

SOUTH-FACING REAR GARDEN:
A particular highlight of this delightful family home is the large, private south-facing rear garden, offering an excellent outdoor space to enjoy throughout the warmer months.
The garden features a generous lawn area, ideal for children and pets to enjoy, with plenty of space for outdoor seating, family gatherings and entertaining guests.
Enclosed by fenced boundaries with established planting, the garden also benefits from gated side access and a useful garden shed.

TENURE:
The previous particulars advise that the property is freehold.

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 non-refundable.

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.