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60 Armada Close, Lichfield, WS14 0GJ

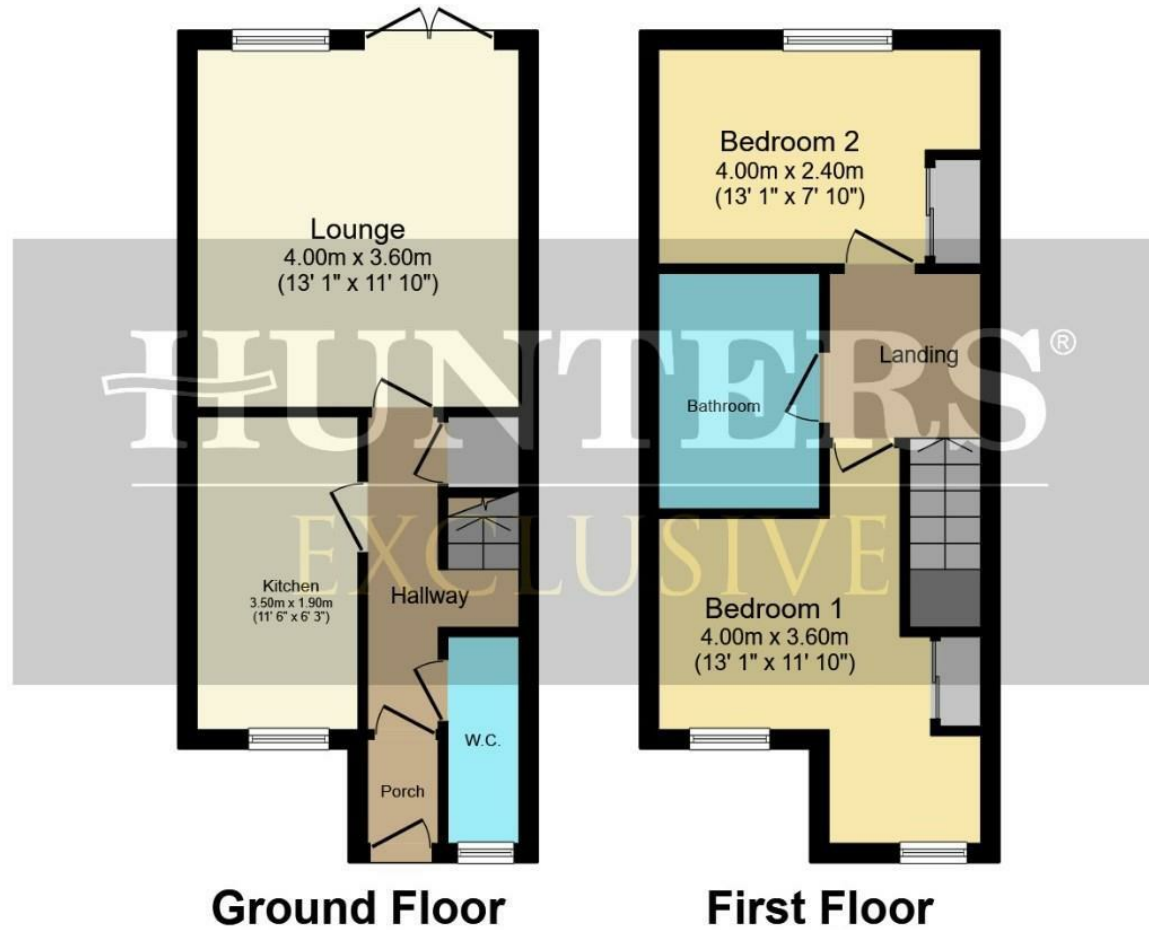


60 Armada Close, Lichfield, WS14 0GJ

£260,000

this beautifully presented two bedroomed property which is located in a popular residential area of Lichfield is perfect for first time buyers and potential investors. Positioned well for access into the City centre and the transport links available as well as benefitting from open green space to the front. Benefitting from gas central heating and UPVC double-glazing, the accommodation comprises of; Entrance Hallway, Guest WC, Kitchen and Living Room opening onto the rear garden. First Floor Landing, Two Bedrooms and a Bathroom. Garden to the rear and two allocated parking spaces. EPC rating - C

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Total floor area 59.0 sq.m. (635 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).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

### Entrance Hallway

accessed via a UPVC double-glazed front door and having a ceiling light point, radiator, useful under stairs storage, wood effect laminate flooring and stairs leading to the first floor

### Guest WC

having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

### Kitchen

have a range of wall and base units with roll top work surfaces and an inset stainless steel sink and drainer. Electric oven with a gas hob and extractor hood above. Appliance spaces for a free-standing fridge-freezer, dishwasher and space with plumbing for a washing machine. Inset ceiling spotlights, part tiling to walls, tiled flooring and a UPVC double-glazed window to the front aspect

### Living Room

having two ceiling light points, two radiators, co-ordinated wood effect laminate flooring, UPVC double-glazed window and UPVC double-glazed French doors onto the rear garden

### First Floor Landing

having a ceiling light point and loft access via a fitted ladder

### Bedroom One

benefitting from a fitted wardrobe providing hanging and storage space. Ceiling light point, radiator and two UPVC double-glazed windows overlooking the front aspect

### Bedroom Two

again benefitting from a double fitted wardrobe providing hanging and storage space. Ceiling light point, radiator

and a UPVC double-glazed window overlooking the rear aspect

### Bathroom

having a four-piece suite comprising of a panelled bath, fully tiled shower cubicle with a mains powered overhead fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, radiator and tiled flooring

### Outside

the front of the property is set back from a pedestrian walkway


the rear garden has a lawn with well established shrubs and a paved pathway which leads to a timber pedestrian gate giving access to the communal car park. The property benefits from two allocated parking spaces

### AGENTS NOTE

We are advised by the seller that there is an annual charge of £250.00 for the general maintenance of the communal areas on the development

**\*\*Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.\*\***

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



