



Lovett & Co.
estate agents

Lichfield Road
Armitage



Lovett & Co. Estate Agents are pleased to offer for sale this contemporary, stylish and spacious two-bedroom upper-floor apartment, built by Walton Homes and ideally positioned within easy walking distance of local amenities and excellent transport links.

The beautifully presented accommodation comprises a welcoming reception hall and an impressive open-plan living space, incorporating a spacious lounge and modern integrated kitchen, with direct access onto a superb private balcony terrace, providing an excellent space for outdoor seating and relaxation.

There are two generous double bedrooms, with the spacious master bedroom benefiting from a large walk-in wardrobe, together with a modern fitted bathroom.

A particularly useful feature is the part-boarded loft space, providing valuable additional storage rarely found with apartment living. The property also benefits from gas central heating, another relatively uncommon and highly desirable feature for an apartment.

Externally, the property benefits from an allocated parking space, together with additional visitor parking spaces for guests.

The property offers an excellent combination of contemporary living, generous accommodation, useful storage and convenient parking, making it an ideal choice for first-time buyers, professionals, downsizers or investors.

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:

Carpeted flooring, ceiling light point, Security entry phone, radiator, storage cupboard with shelf over and door s to all rooms.





OPEN PLAN LIVING AREA:

19'2' x 11'5' (5.84m x 3.48m)
Carpeted flooring, TV & phone sockets, ceiling light points, two radiators, window to front, open plan to kitchen and door to balcony.

KITCHEN:

Range of matching wall and base units incorporating cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, oven and 4 ring hob with extractor hood and integrated washer/dryer, and space for fridge-freezer.

BEDROOM ONE:

12'6' X 11'7' (3.8m x 3.53m)
Carpeted flooring, ceiling light points, radiator, window and full height window to side and door to walk-in wardrobe.

WALK-IN WARDROBE:

7'2' x 4'1' (2.18m x 1.24m)
Carpeted flooring and full height window to side.

BEDROOM TWO:

11'6' x 11' (3.5m x 3.35m)
Carpeted flooring, ceiling light point, radiator and window to front.

FAMILY BATHROOM:

White suite comprising: bath with shower, W/C, wall tiling, Parquet effect flooring, ceiling light point and radiator.

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.



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		

