



ANDREW  
**DOWNING**  
**BOOTH**™  
ESTATE AGENTS

# Smith Close, Lichfield

Offers Over £220,000

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**A beautifully presented and high specification two double bedroom first floor apartment, just a mile from the very centre of Lichfield. This highly impressive property combines practicality with excellence, benefitting from having an allocated parking space with plenty of visitor parking and a fantastic standard of finish throughout.**

**Location-wise, the property sits just a mile from both the city centre and from Lichfield City train station, with a wide range of other amenities also available, including Beacon Park, major supermarkets, bars, restaurants and the historic Lichfield Cathedral.**

**The accommodation consists of a private entrance hall that connects the accommodation, a fabulous living room with two separate sets of French doors leading to Juliet balconies, a very attractive kitchen, two excellent double bedrooms (Master with en-suite) and contemporary main bathroom.**

**Generous room sizes, a popular location and luxurious living throughout; we must advise booking in a viewing at your earliest convenience.**





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Highly Modern Two Double Bedroom First Floor Apartment
- Allocated Parking Plus Ample Visitor Parking
- Exquisitely Presented Throughout
- EPC Rating: B
- Desirable Location, Just A Mile From Lichfield City Centre
- Master Bedroom With En-Suite
- Attractive Living Room With Two Sets Of French Doors To Juliet Balconies
- Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	