



Dominium Court
Wade Street, Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom first floor apartment offering a unique opportunity for city centre living.

Dominium Court is a luxury developed apartment block on wade street, in a prime city centre location with a diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station just a two minute walk.

The property is set on the first floor and has one floor comprising; reception hallway, open plan lounge, dining area and kitchen. Two bedrooms with en-suite to master and separate bathroom. Communal lobby area with intercom security system and access to the roof terrace with stunning views of the cathedral to the rear. The property benefits from double glazing and central heating through out.

RECEPTION HALL:

Carpeted flooring, ceiling light points, useful storage cupboard, and doors to bathroom, bedrooms and:

OPEN PLAN LIVING AREA:

LOUNGE:

3.20m (10' 6") x 3.57m (11' 9")

Carpeted flooring, TV & phone sockets, ceiling light point, radiator and sash window to front.

DINING AREA:

Carpeted flooring, ceiling light point, radiator, space for dining table and chairs, sash window to front and open plan to:

KITCHEN:

3.11m (10' 2") x 3.00m (9' 10")

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 electric ring hob with extractor hood, washing machine & dishwasher, laminate flooring, recess ceiling spot lights and space for fridge freezer.

MASTER BEDROOM:

4.54m (14' 11") x 3.00m (9' 10") max

Built in wardrobes, carpeted flooring, radiator, ceiling light point, window to front and door to:

EN-SUITE:

Modern fitted suite comprising: shower cubicle, hand wash basin, low level WC, vinyl flooring, ½ height mosaic wall tiling and electric shaving point.

BEDROOM TWO:

2.50m (8' 2") x 3.28m (10' 9")

Carpeted flooring, ceiling light point, radiator and window to front.

FAMILY BATHROOM:

White suite comprising: bath with shower fitting, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, recess ceiling spot lights and electric shaving point.





EXTERNALLY:

The property is based on the first floor with a communal staircase leading to the first floor lobby accessed via the intercom security system with further staircase and elevator leading to all other floors. The property also benefits from a private terrace area shared between some of the residents which offers stunning views over the city centre towards the cathedral and St Mary's with the Garrick Theatre to the front. Parking can be available on an applicant waiting list or through permits purchased through the council for the nearby long stay carpark.

TENURE:

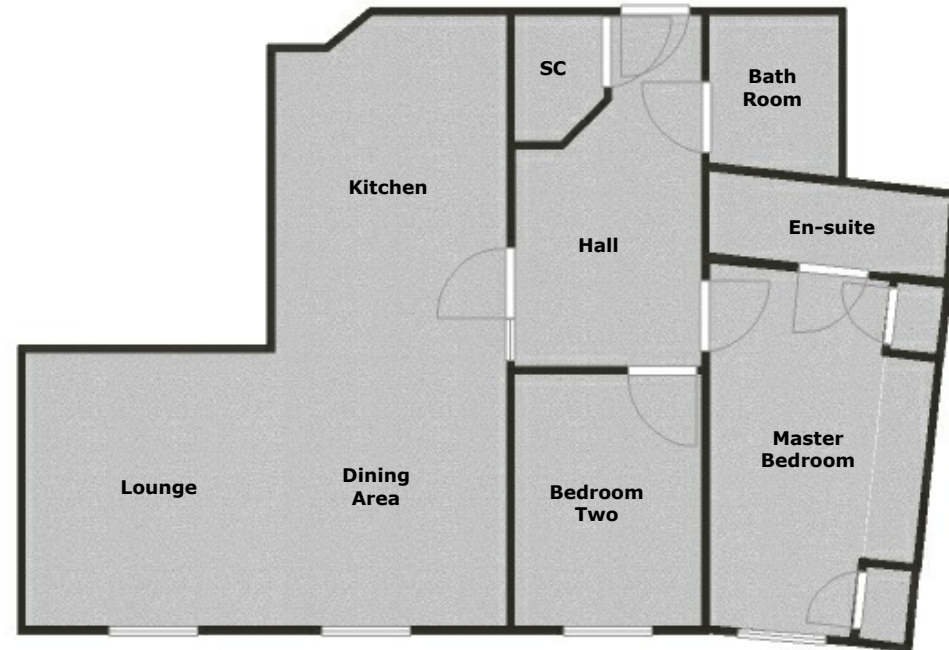
We have been advised that the property is leasehold. Please ask the agent for details.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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.





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