



Shenstone House
Hobs Road, Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom fifth floor apartment with open views of Lichfield City and the Cathedral.

The property has a modern finish throughout and has been re-decorated as well as having new carpeted fitted. The apartment briefly comprises: hallway, lounge with balcony, modern refurbished kitchen which features a new cupboards, flooring, new free-standing fridge-freezer and washing machine, bathroom and two double bedrooms. Externally the property offers: an allocated parking space immediately to the front of the property and communal lobby with lift. The property benefits from UPVC double glazing and storage and electric heaters throughout.

It is situated at Trent Valley, Lichfield and provides ease of access into the city centre with its diverse range of amenities including restaurants, bars and shops. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and both Cross and Inter City railway lines available at Trent Valley station being just a few minutes walk away.

The property has one floor comprising; hallway, open plan lounge into kitchen, bathroom and two bedrooms.

HALLWAY:

New carpeted flooring, ceiling light point, storage heater, intercom system and doors to bedrooms, bathroom and:

LOUNGE:

3.64m (11' 11") x 3.86m (12' 8")

New carpeted flooring, ceiling light point, TV aerial point, storage heater, window and door to balcony, door to the kitchen.

KITCHEN:

1.91m (6' 3") x 4.69m (15' 5")

Range of matching modern wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, oven and 4 ring electric hob, tiled splash backs, new vinyl flooring, ceiling light, freestanding fridge freezer and washing machine, window to side and two useful storage cupboards.

BEDROOM ONE:

2.73m (8' 11") x 5.47m (17' 11")

New carpeted flooring, storage heater and wall heater, ceiling light point and window to front.

BEDROOM TWO:

2.45m (8' 0") x 4.33m (14' 2")

New carpeted flooring, ceiling light point, wall heater and window to front.

BATHROOM:

1.49m (4' 11") x 2.80m (9' 2")

White suite comprising: bath with electric shower over & screen, wash hand basin, low level W/C, vinyl flooring, heated towel rail, ceiling light point and window to side.

TENURE:

We have been advised that the property is leasehold.

VIEWING:

Please contact us on 01543 889410 if you wish 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





