



Shenstone House
Hobs Road, Lichfield

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Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom second floor apartment ideal for first time buyers and investors.

The property offers spacious living & sleeping accommodation with a good sized lounge and balcony, modern fitted kitchen, two double bedrooms and modern shower room, plus upgraded communal areas with lift and stairwells as well as an allocated garage directly opposite the block of flats.

The property features UPVC double glazing, economy 7 hot water and electric storage heaters throughout.

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

RECEPTION HALL:

Fire door, intercom system, carpeted flooring, storage heater, ceiling light point and doors to lounge, two double bedrooms and bathroom.

LOUNGE:

12'8" x 12'0" (3.86m x 3.66m)

Large window to front with door to the balcony, carpeted flooring, TV aerial socket, ceiling light point, storage heater with and door to kitchen.

MODERN FITTED KITCHEN:

15'5" x 6'2" (4.70m x 1.88m)

Range of wall & base units comprising: cabinets & drawers with work top surfaces, bowl sink with mixer tap and drainer, integrated oven and electric hob, space for fridge, freezer, dishwasher and washing machine, tiled flooring, ceiling light point, two useful storage cupboards housing the hot water tank and window to side.

MODERN SHOWER ROOM:

White suite comprising: walk in shower, cabinet wash hand basin and WC, heated chrome towel rail, ceiling light point, tiled walls, vinyl flooring and window to side.

BEDROOM ONE:

18'0" x 9'2" max (5.49m x 2.79m max)

Window to front, electric storage heater, carpeted flooring and ceiling light point.

BEDROOM TWO:

14'2" x 8'0" (4.32m x 2.44m)

Window to front, carpeted flooring and ceiling light point.

EXTERNALLY:

The property comes with an allocated garage.

TENURE:

We have been advised that the property is leasehold.

NOTES:

The vendor informs us that there is approx 85 years remaining on the lease. Service Charge including Ground Rent is calculated at





approximately £1500. (These details should be confirmed and clarified with your solicitor before legal commitment to the property is made).

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 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.





Fragile roof
Use crossing boards