



# Ridware House Lichfield

RIDWARE HOUSE  
PRIVATE PARKING



# Ridware House

## Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom top floor apartment with modern finish throughout.

The apartment has been re-decorated throughout and briefly comprises: entrance hallway, lounge with opening to the modern fitted kitchen with breakfast bar, two double bedrooms and a modern fitted bathroom. There is also a balcony off of the lounge.

Externally there is on-street parking on Hobbs Road as well as communal lawns and lobby areas.

Ideal for first time buyers and investors, 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.

### **HALLWAY:**

Carpeted flooring, ceiling light point, intercom system and doors to bedrooms, bathroom and: the lounge.

### **LOUNGE:**

3.64m (11' 11") x 3.86m (12' 8")  
Carpeted flooring, ceiling light point, wall mounted electric heater, window and door to balcony and open plan 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, integrated oven and 4 ring electric hob with extractor hood, tiled splash backs, vinyl flooring, ceiling light point & recess spot lights, washing

machine, wine cooler, space for fridge freezer, breakfast bar, window to side and storage cupboards housing the hot water cylinder.

### **BEDROOM ONE:**

2.73m (8' 11") x 5.47m (17' 11")  
Carpeted flooring, wall mounted electric heater, ceiling light point and window to front.

### **BEDROOM TWO:**

2.45m (8' 0") x 4.33m (14' 2")  
Carpeted flooring, ceiling light point, wall mounted electric heater and window to front.

### **RE-FITTED BATHROOM:**

1.49m (4' 11") x 2.80m (9' 2")  
White suite comprising: bath with electric shower over & screen, vanity unit incorporating wash hand basin, low level W/C and cabinets, tiled splash backs, vinyl flooring, ceiling light point and window to rear.

### **EXTERNALLY:**

Lobby area accessed via intercom security system, lift to all floors and a private balcony from the lounge.

### **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.







