



Shenstone House
Hob's Road, Lichfield

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Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale with NO ONWARD CHAIN this spacious two bedroom third floor apartment ideal for both first time buyers and investors.

The apartment briefly comprises: hallway, lounge with balcony, fitted kitchen, bathroom and two double bedrooms.

The communal areas include the entrance lobby and hallways on each floor plus a lift to all the floors. Please note that parking is on street.

The property is all electric with wall heaters and UPVC double glazing 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, 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 and views of Lichfield, laminate flooring, TV aerial socket, ceiling light point, wall heater with and door to kitchen.

FITTED KITCHEN:

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

Range of wall & base units comprising: cabinets & drawers with work top surfaces, wall tiling, bowl sink with mixer tap and drainer, integrated oven and electric hob, space for fridge, freezer, washing machine & dryer, vinyl flooring, ceiling light point, store cupboards and window to the side.

BATHROOM:

White suite comprising: bath with shower over, wash hand basin and WC, ceiling light point and window to the side.

BEDROOM ONE:

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

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

BEDROOM TWO:

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

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

TENURE:

Leasehold. There is an annual service charge to be paid which covers maintenance and upkeep if the communal areas as well as building insurance. Council tax band; Band A.

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 &

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