



Pear Tree Close  
Lichfield

# Pear Tree Close Lichfield



Lovett & Co. Estate Agents are delighted to present this modern, ground-floor, two-bedroom apartment in the sought-after City Wharf development, situated in the heart of Lichfield.

Just a short walk from the city centre, the property enjoys easy access to a diverse range of amenities, including local shops, cafés, restaurants, and bars. Excellent transport links are available via the A38, M6 Toll, A5, and A452, while both Cross and InterCity railway services can be accessed at Lichfield City and Trent Valley stations.

The apartment itself features a welcoming hallway, a spacious lounge, a modern kitchen/diner, and two generously sized double bedrooms, with the master benefiting from an en-suite. A separate bathroom completes the interior layout.

Externally, the property boasts a private outside sitting area, well-maintained communal gardens, and stylish lobby areas. Residents also benefit from an allocated parking space, with additional visitor parking available.

Additional features include gas central heating and UPVC double glazing throughout.

## **ENTRANCE HALLWAY:**

Telephone intercom system, carpeted flooring, radiator, two useful storage cupboards, ceiling light points and doors of to lounge, kitchen, bedrooms and bathroom.

## **LOUNGE:**

13' 8' x 12' 8' (4.17m x 3.86m)  
French doors to patio & communal areas, carpeted flooring, radiator, TV aerial point, telephone point and ceiling light point.

## **KITCHEN:**

13' 1' x 11' 6' (4.00m x 3.50m)  
Modern range of wall and base units with cabinets, drawers and work surfaces, stainless steel sink and drainer unit with mixer tap, integrated electric fan assisted oven and four ring gas hob and extractor hood, space for a washing machine and fridge-freezer, ceiling light point, window to rear, tiled flooring and room for table and chairs.

## **BEDROOM ONE:**

13' 8' x 11' 3' (4.16m x 3.42m)  
Built in wardrobes, carpeted flooring, window to side, radiator, TV aerial point, ceiling light point and door leading into the en-suite.

## **EN-SUITE SHOWER ROOM:**

Three piece suite comprising: corner shower cubicle with electric power shower, low level WC with push button flush, pedestal wash hand basin, radiator, extractor fan, tiling to splash back areas, vinyl flooring and ceiling light point.

## **BEDROOM TWO:**

9' 8' x 9' 8' (2.94m x 2.95m)  
Carpeted flooring, radiator, window to side and ceiling light point.





**BATHROOM:**

6' 2" x 7' 2 (1.89m x 2.18m)

Modern three piece suite comprising: panelled bath, low level WC, wash hand basin, ceiling light point, radiator, extractor fan, tiling to splash back areas and vinyl flooring.

**VIEWING:**

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

**DISCLAIMER:**

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