



Boathouse Field
Lichfield

Boathouse Field Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this modern top floor two bedroom apartment being offered with NO ONWARD CHAIN.

Situated in the highly sought after Lichfield suburb of Darwin Park and just a short walk from the city centre, the property briefly comprises: entrance lobby and hallway, spacious open plan lounge-diner, kitchen, two double bedrooms and a bathroom.

Externally there is an allocated parking space for one car plus visitors spaces and green areas to the front.

Other benefits include UPVC double glazing and gas central heating throughout.

Situated on the popular Darwin Estate the location benefits from being within walking distance of Lichfield City centre with its wide range of shops, restaurants and other attractions whilst also being conveniently located for good local schooling and a number of supermarkets. Commuter routes include A38, A5 & M6 toll road linking the midlands motorway network with both cross & inter city train services also available.

RECEPTION HALL:

Entrance from the lobby area, carpeted flooring intercom system, light point, loft access hatch, radiator, doors to the lounge-diner, bathroom and bathrooms.

LOUNGE-DINER:

18' 11" x 11' 10" (5.77m x 3.60m)

Carpeted flooring, ceiling light points, radiators, window to the front, light points, ample space for a dining table and chairs, archway to the kitchen.

KITCHEN:

9' 7" x 8' 1" (2.93m x 2.47m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with concealed extractor hood, space for a fridge-freezer, washing machine, wall tiling, vinyl flooring, ceiling lights and window to the rear.

BEDROOM ONE:

9' 0" x 13' 9" (2.75m x 4.19m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point and French doors to the Juliet balcony.

BEDROOM TWO:

9' 7" x 8' 4" (2.93m x 2.53m)

Carpeted flooring, ceiling light point, radiator, window to front and access to loft.

BATHROOM:

White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, heated towel rail, ceiling light and extractor.



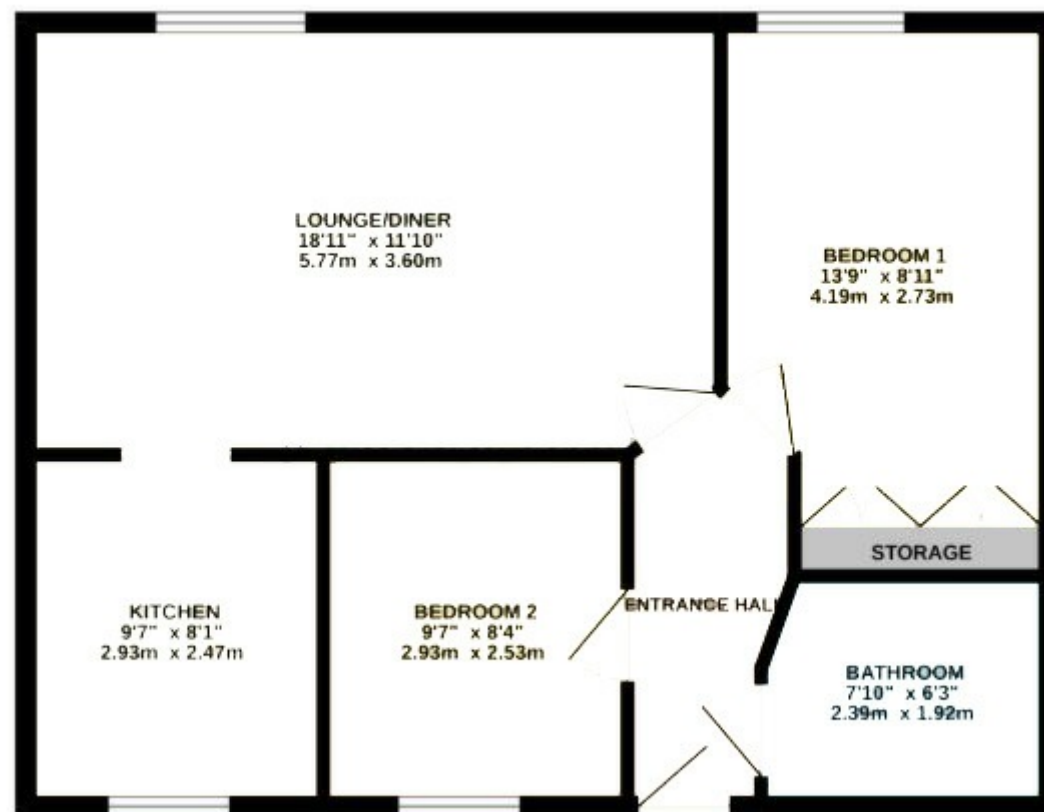


VIEWING:

Please contact us on 01543 889410 if you would like 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.



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE



PRIVATE
PARKING