



Lovett & Co.  
estate agents

# Whittington House Lichfield



# Whittington House

## Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented two bedroom top floor apartment with open views over Lichfield to the Cathedral.

The property has been finished to a high modern standard and tastefully decorated with standout features including spacious lounge with balcony, modern fitted kitchen and bathroom, two double bedrooms as well as its own garage plus on-street parking.

The property benefits from UPVC double glazing and all electric heating throughout. The communal areas include the entrance lobby and lift to all the floors in the apartment block.

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

### HALLWAY:

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

### LOUNGE:

3.64m (11' 11") x 3.86m (12' 8")

Carpeted flooring, ceiling light point, modern electric heater, window and door to balcony and door to the kitchen.

### MODERN FITTED KITCHEN:

1.91m (6' 3") x 4.69m (15' 5")

Range of matching modern fitted wall and base units incorporating cabinets, drawers and new compact laminate work surfaces, inset bowl sink and drainer

with new mono tap (and new plumbing), integrated electric oven and 4 ring electric hob with extractor hood, further integrated fridge/freezer, washing machine and dishwasher, new wall tiled splash backs, new extractor fan, new Amtico flooring, recessed spot lighting, window to side and two useful storage cupboards.

### BEDROOM ONE:

2.73m (8' 11") x 5.47m (17' 11")

Carpeted flooring, wall 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 heater and window to front.

### BATHROOM:

1.49m (4' 11") x 2.80m (9' 2")

White suite comprising: bath with electric shower over & screen, cabinet wash hand basin, low level W/C, tiled splash backs, tiled flooring, ceiling light point and window to rear.

### TENURE:

We have been advised that the property is leasehold.

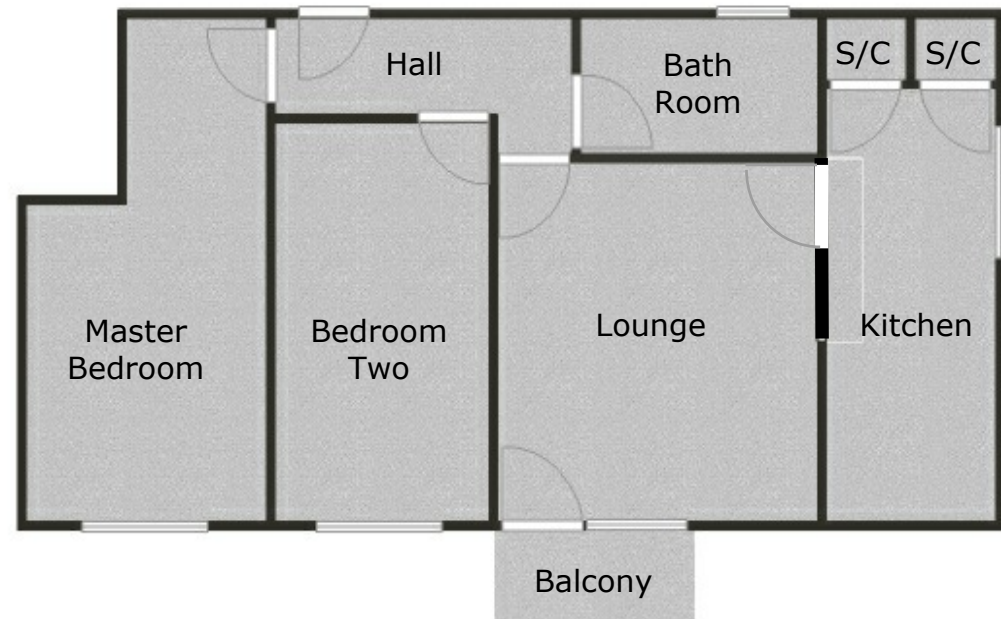
### VIEWING:

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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