



Ridware House
Hob's Road, Lichfield

Ridware House

Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom fifth floor apartment.

Attention investors - this apartment is being sold with sitting tenants, making it an ideal purchase for those looking to expand their property portfolio.

The property has a spacious living & sleeping accommodation which includes: hallway, lounge-diner, modern kitchen, two double bedrooms and bathroom.

Other benefits include: allocated parking space, modern fitted electric consumer unit, electric storage heaters, upgraded communal areas with lift and stairwells, stunning views across Lichfield City and the surrounding countryside.

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, carpeted flooring, 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 the surrounding countryside, carpeted flooring, TV aerial socket, ceiling light point, wall heater with and door to kitchen.

MODERN FITTED KITCHEN:

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

Range of modern wall & base units comprising: cabinets & drawers with work top surfaces, wall tiling, bowl sink with mixer tap and drainer, integrated oven, electric hob, space for fridge, freezer and washing machine, ceiling light point, two useful storage cupboards, one of which houses the hot water tank, and window to side with views over the surrounding countryside.

MODERN BATHROOM:

White suite comprising: bath with shower, wash hand basin and WC, chrome towel rail, ceiling light point and window to 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.





EXTERNALLY:

The property comes with allocated parking space.

NOTES:

The vendor informs us that Ridware House has a 125 year lease starting from 1985 with a yearly service charge which covers the building insurance and maintenance.

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.



