



Whittington House
Hobs Road, Lichfield

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Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom second floor apartment. The standout features of the property include: modern fitted bathroom and kitchen, spacious living room, two double bedrooms, allocated parking, upgraded communal areas with lift and stairwells, stunning views across Lichfield City and the surrounding countryside. Ideal for first time buyers and investors.

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.

The apartment comprises; reception hall, lounge, breakfast kitchen, bathroom, two double bedrooms and balcony. Externally the property offers: communal hallways and landing, lift and surrounding gardens and an allocated parking space. The property benefits from UPVC double glazing, economy 7 hot water and storage heaters throughout.

RECEPTION HALL:

Fire door, storage heater with decorative cover, 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 mounted storage heater with decorative cover 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, ceramic wall tiling, bowl sink with mixer tap and drainer, integrated oven, electric hob, space for washing machine, vinyl flooring, ceiling light point, useful storage cupboard and window to side with views over the City.

MODERN BATHROOM:

Suite comprising: bath with shower over and screen, pedestal wash hand basin, WC, vinyl flooring, ceiling light point and window to side.

BEDROOM ONE:

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

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

BEDROOM TWO:

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

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





EXTERNALLY:

The property comes with an allocated parking space.

TENURE:

We have been advised that the property is leasehold.

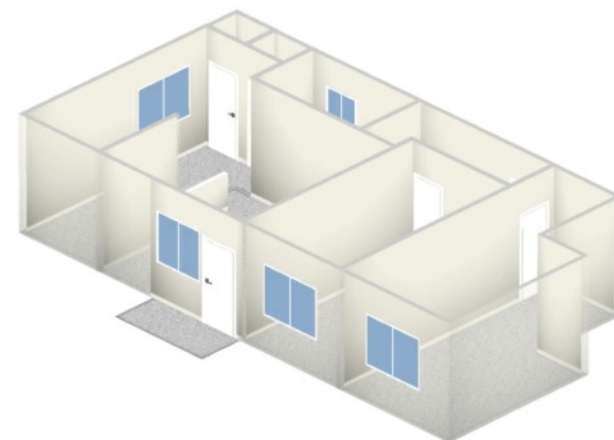
NOTES:

The vendor informs us that Whittington House has a 125 year lease starting from 1985.

Service Charge including Ground Rent is calculated at approximately £105 per month over 10 months of the year. (These details should be confirmed and clarified with your solicitor before legal commitment to the property)

VIEWING:

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



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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