



Chapel Lane
Lichfield

Chapel Lane

Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this well presented one bedroom terraced cottage being offered with no onward chain.

The property would make a perfect first home for a first time buyer, or may interest any investors looking for a rental or AirBnB being ideally located within walking distance or the city centre.

The charming property briefly comprises: block paved driveway with parking for at two vehicles, entrance porch, front lounge, modern fitted kitchen, landing, one double bedroom and a large shower room, plus the rear garden with patio, lawn, shed and rear gated access.

Other benefits include: composite entrance door and UPVC double glazed windows, gas boiler providing hot water and central heating throughout.

Situated in a sought after location the property is situated in the cathedral city and is within walking distance of Lichfield City centre with its diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station just a few minutes walk.

PORCH:

Composite entrance door, light point, laminate flooring and further door to the lounge.

LOUNGE:

12' 0" x 11' 0" (3.65m x 3.35m)
Laminate flooring, ceiling light point, radiator, window to the front and door to the kitchen.

KITCHEN:

12' 0" x 8' 6" (3.65m x 2.60m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring electric hob with extractor hood, space for an under-counter washing machine, further space beneath the stairs for a fridge-freezer, laminate flooring, light point, window and door to the rear garden and stairs to the first floor.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to the bedroom and shower room.

BEDROOM ONE:

12' 0" x 11' 0" (3.65m x 3.35m)
Carpeted flooring, radiator, ceiling light point and window to front.





SHOWER ROOM:

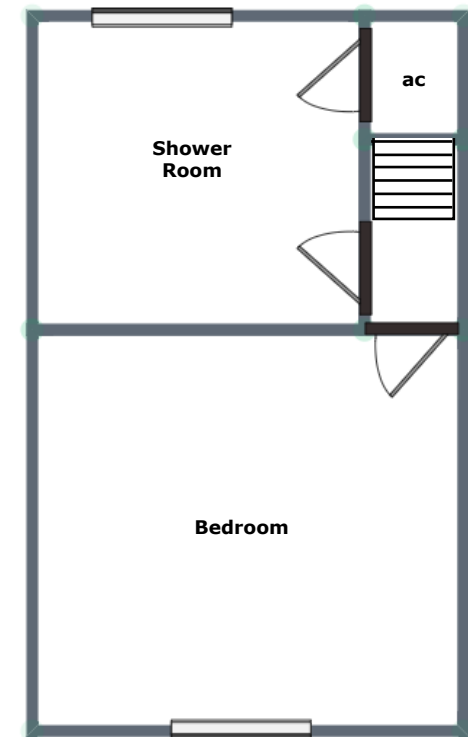
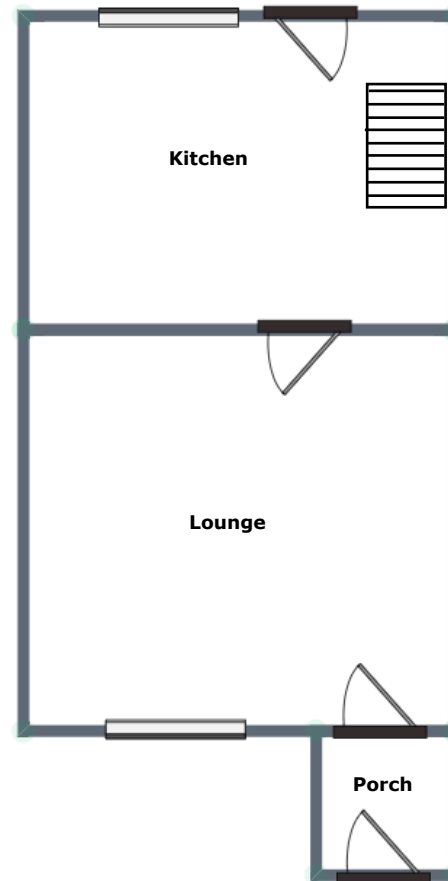
Modern fitted suite comprising: walk in shower cubicle, vanity unit with cabinet wash hand basin and low level WC, vinyl flooring, heated chrome towel rail, door to an airing cupboard and window to the rear.

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

