



Maryvale Court
Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom bungalow situated on sought after over 55's development just a short walk from the city centre.

The property is freehold and there is a monthly service charge which covers the cost of maintaining the communal areas and gardens, as well as building insurance and care of the external parts of the property (not including the windows and doors) such as the roof and brick work.

There are also pull cord alarms in each room which go to a designated Sanctuary 365 tele-care help-line, which can then call either next of Kin or emergency services depending on your current situation.

Internally, the property briefly comprises: porch, lounge-diner kitchen, modern fitted shower room and two double bedrooms as well as loft space and external cupboard housing the meters. There is also a rear garden with patio lawn and gravel areas, opening to the other neighbouring properties. There is also residents parking. The property features all electric heating.

Recent improvements on the property include (in 2022): new electric heaters, new electric consumer unit, new loft insulation, guttering, fascias and soffits.

The property is located on the edge of Boley park, just outside Lichfield City Centre with its wide range of shops, restaurants and other attractions whilst also being conveniently located for access to good local schooling, supermarkets and doctors surgery. Commuter routes include A38, A5 & M6 toll road linking the midlands motorway network

with both cross & inter city train services also available.

PORCH:

UPVC double glazed front door, window to side, matt flooring, and further door into the lounge-diner.

LOUNGE-DINER:

9' 11" x 19' 3" (3.01m x 5.86m)

Feature fireplace with fitted living flame effect electric fire, carpeted flooring, fibre optic Internet connection, TV aerial & phone sockets, ceiling light points, electric storage heater, ample space for a dining table and chairs, doors to the kitchen and inner hallway leading to the bedrooms and shower room.

KITCHEN:

9' 2" x 9' 11" (2.80m x 3.01m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset sink and drainer with mono tap, new fitted electric oven and induction hob plus extractor hood, space for white goods including: washing machine, dryer and fridge freezer, strip lighting, windows and door to the rear garden.

BEDROOM ONE:

10' 1" x 13' 10" (3.08m x 4.22m)

Built in wardrobes and cupboard housing the ht water tank, carpeted flooring, storage heater, ceiling light point, loft access hatch and window to the rear.

BEDROOM TWO:

9' 5" x 10' 4" (2.87m x 3.15m)

Built in wardrobe, carpeted flooring, ceiling light point, panel heater and window to front.





MODERN FITTED SHOWER ROOM:

Upgraded in 2022 it features: White suite comprising: shower cubicle, vanity unit with wash hand basin and cabinets, low level W/C, de-misting wall mirror, wall tiling, vinyl flooring, electric heated chrome towel rail, ceiling light point and extractor fan.

SERVICE CHARGE:

We have been informed that the service charge is £170.56 pcm which covers the services previously outlined.

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.



