

**Lovett** & Co.  
estate agents

Swallows Reach  
Lichfield

Lovett  
01543 889 410  
FOR SALE

SWALLOW CROFT



Lovett&Co. Estate Agents are pleased to offer for sale this spacious and well-presented ground floor apartment, situated within the popular Swallows Reach development and benefiting from allocated parking and a private storage shed.

Ideally located, the property enjoys convenient access to a range of local amenities including the neighbouring Morrisons supermarket, Beacon Park and the historic city centre of Lichfield, which offers an excellent selection of shops, restaurants, cafés and leisure facilities all within walking distance.

The accommodation briefly comprises: communal entrance hall, private entrance hallway with useful study area, spacious lounge/diner, modern fitted kitchen, generous double bedroom and an en-suite shower room. Externally the property benefits from an allocated parking space and private storage shed. Viewing is highly recommended.

#### COMMUNAL ENTRANCE HALL

Approached from the rear of the building and having an intercom entry system with access to the private entrance door.

#### PRIVATE ENTRANCE HALL AREA - 2.27m x 2.25m (7'5" x 7'5")

Having laminate flooring, radiator, airing/storage cupboard and access to all accommodation.

#### STUDY AREA

A useful and versatile space located off the entrance hall, ideal for home working, having laminate flooring and intercom system.





**LOUNGE/DINING ROOM** - 5.12m x 3.41m (16'10" x 11'2")

A spacious reception room featuring a double glazed window to the front, radiator, laminate flooring and attractive media wall with recesses ideal for a television, shelving or display units. An opening leads through to the kitchen.

**KITCHEN** - 3.80m x 2.32m (12'6" x 7'7")

Fitted with a range of matching wall and base units with work surfaces over, tiled splashbacks and under-cupboard lighting. Features include an inset stainless steel one and a half bowl sink unit with mixer tap, integrated Swan oven with four-ring gas hob and Bosch extractor hood above. There is space and plumbing for a washing machine, tumble dryer and fridge/freezer. Further benefits include laminate flooring, radiator, front-facing double glazed window and Ideal Logic boiler with Hive heating controls.

**BEDROOM ONE** - 4.00m max x 3.39m (13'1" max x 11'1")

A generous double bedroom with double glazed window to the rear and radiator. The freestanding wardrobe may be available by separate negotiation if required.

**EN-SUITE SHOWER ROOM** - 2.03m x 1.87m (6'8" x 6'2")

Comprising a shower cubicle with fitted shower, wall-mounted wash hand basin and low-level W.C. Additional features include laminate flooring, radiator and obscured double glazed window to the rear.

**OUTSIDE**

The apartment benefits from an allocated parking space situated to the rear of the development. The vendor has advised that a private storage shed is also allocated to the property.





### LEASE INFORMATION

We understand the apartment is held on a 125-year lease commencing from 1st January 2001 and is subject to a service charge of approximately £831 payable every six months and an annual ground rent of £200. Prospective purchasers should verify these details via their solicitor.

### VIEWING:

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

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only