

The logo for Lovett & Co. estate agents is positioned in the top right corner. It features the name 'Lovett & Co.' in a white, serif font on a red rectangular background. To the right of the name is a small black square icon with a white cross-like pattern. Below the name, the words 'estate agents' are written in a smaller, white, sans-serif font.

Lovett & Co.
estate agents

The main image shows a tall, modern apartment building with a white facade and red brick accents. The building has multiple floors, each with a balcony. The balconies have glass railings. The building is surrounded by greenery, including trees and bushes. In the foreground, there is a parking area with several cars, including a white van, a red car, and a dark grey car. The sky is blue with some clouds.

Ridware House
Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this spacious two bedroom first floor apartment with lease just extended to 999 years and being offered with NO ONWARD CHAIN.

The property has a spacious living & sleeping accommodation which comprises: entrance hallway, large lounge with balcony and open plan to the kitchen, two double bedrooms and bathroom. The property also come with its own designated parking space.

The property would make an ideal purchase for first time buyers, investors or downsizers alike.

Other features include: UPVC double glazing, all electric heating and hot water system, as well as well maintained communal areas and lift to all floors.

Due to the terms of the lease, pets are not allowed. The lease has just been extended to 999 years.

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:

Secure fire entrance door, intercom system, laminate 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, laminate flooring, TV aerial socket, ceiling light point, wall heater with and opening to the kitchen.



**KITCHEN:**

15'5" x 6'2" (4.70m x 1.88m)
Range of wall & base units comprising: cabinets & drawers with work top surfaces, wall tiling, bowl sink with mixer tap and drainer, integrated oven and electric hob, wine cooler, space for fridge, freezer, washing machine & dishwasher, ceiling light point, two useful storage cupboards and window to side.

BATHROOM:

Suite comprising: bath with shower, wash hand basin and WC, heated towel rail, ceiling light point, tiled walls and window to side.

BEDROOM ONE:

18'0" x 9'2/" max (5.49m x 2.79m max)
Window to front, wall heater, laminate & 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.

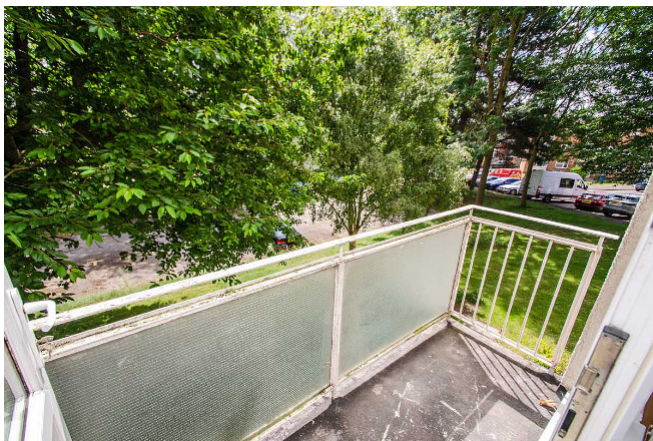
TENURE:

We have been advised that the property is leasehold, having just been extended to 999 years.

VIEWING:

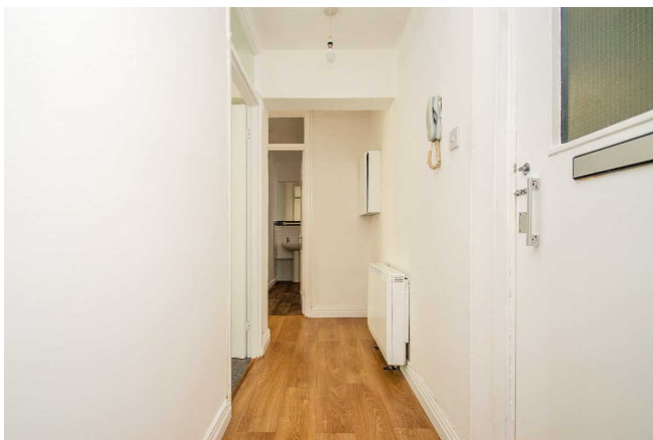
Please contact us on 01543 889410 if you wish to arrange a viewing appointment for this property or require further information.

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.



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 seller 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		
55-68	D		66 D
39-54	E	51 E	
21-38	F		
1-20	G		



For illustrative purposes only