



St Thomas House
Trafalgar Way, Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this well presented top floor two bedroom apartment, being offered with NO ONWARD CHAIN.

The property would be ideal for first time buyers, or investors.

The accommodation briefly comprises: large entrance hallway with ample storage, open plan living room with lounge, diner and kitchen, modern fully tiled bathroom, plus two double bedrooms with an en-suite to the master.

Externally, there is allocated and visitors parking on the residents car-park, with Shortbutts Field adjacent to the building.

Other features include: UPVC double glazing and gas central heating throughout.

It is situated on the modern development off Shortbutts Lane, within a 10 minute walk of the train station & City centre, offering a diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. The property also falls into the catchment areas for excellent primary and secondary schools. Commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available at Lichfield City Station.

RECEPTION HALL:

Intercom security system, hardwood flooring, ceiling light point, two useful storage cupboards, radiator and doors to the bedrooms, bathroom and living area.



**OPEN PLAN LIVING AREA:**

23' 3" x 15' 0" (7.08m x 4.58m)

Open plan space incorporating the lounge-diner and modern fitted kitchen, with ceiling light points, radiators, window to the side plus French door to the Juliet balcony overlooking the park.

KITCHEN:

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, further integrated fridge, freezer, dishwasher and washing machine.

BEDROOM ONE:

12' 6" x 9' 10" (3.80m x 3.00m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point, window to rear and door to the en-suite.

EN-SUITE:

Suite comprising: shower cubicle, low level WC, wash hand basin, vinyl flooring, radiator, light point and extractor fan.

BEDROOM TWO:

12' 6" x 8' 4" (3.80m x 2.55m)

Carpeted flooring, ceiling light point, radiator, window to rear.

FAMILY BATHROOM:

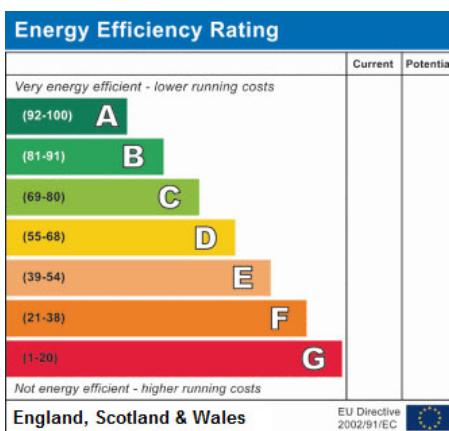
White suite comprising: bath, pedestal wash hand basin, low level W/C, wall tiling, radiator, ceiling spot lights and extractor.

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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