



Lovett & Co.
estate agents



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



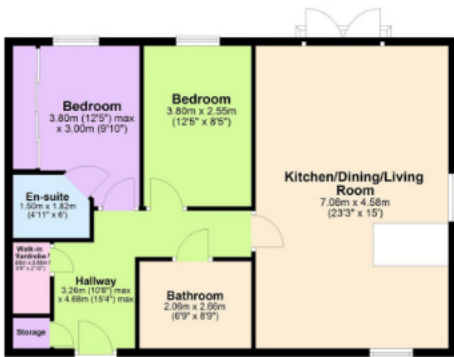


purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your 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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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