

Lovett & Co.
estate agents

Wheel Lane
Lichfield





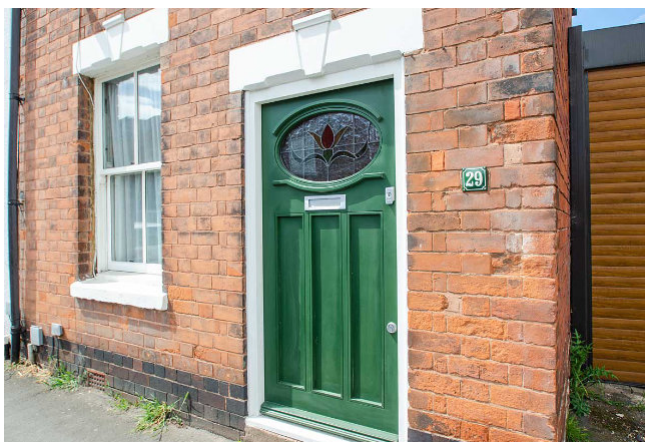
Lovett&Co. Estate Agents are delighted to offer for sale this two bedroom Victorian character property which dates from the 1870's, but offers plenty of modern convenience, sympathetically added to the property to keep much of its original charm.

The property is situated just a short walk from the city centre, and briefly comprises: two reception rooms, a stunning fitted kitchen and bathroom, plus two double bedrooms and an attic storage room. Furthermore there is a charming cottage style rear garden with well established flower, shrubs and plants as well as potting shed to the rear.

The property has been recently renovated with historic authentic fixtures and fittings which include glazed Victorian H&E Smith tiles to the kitchen and bathroom (originally used on the tube station and pubs), plus original Victorian fire-places, log burner and quarry tiled flooring, all mixed in seamlessly with modern convenience such as solar panels and battery storage, the new slimline double glazed timber sash windows and hardwood entrance door, new fitted electric consumer unit and super-fast broadband connection.

Just a 10 minute walk from the city centre the property is also ideally located for local amenities including supermarkets, convenience stores, takeaways, doctors surgery, public houses and plenty more.

Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station in the city centre.





ENTRANCE LOUNGE:

12' 8" x 12' 0" (3.87m x 3.65m)

Feature Victorian fireplace, sash window to the front and Hardwood front door, timber alcoves with shelving with cupboard to the sides of the chimney breast, carpeted flooring and door to the dining room.

DINING ROOM:

9' 9" x 10' 0" (2.97m x 3.06m)

Feature log burner, under stairs storage, timber alcoves with storage, slimline double glazed, timber casement window to the rear, doors to the staircase and kitchen.



KITCHEN:

6' 11" x 11' 10" (2.10m x 3.61m)

Recently installed kitchen with hardwood tops and fitted cabinets and drawer units, integrated wine fridge, dishwasher, bin and space for a washing machine and fridge-freezer, electric oven & 6 burner gas hob with extractor hood, quarry tiled flooring and tiled splash backs, door to the garden, window to the side, door to the bathroom.

FAMILY BATHROOM:

Recently installed bathroom, with Burlington bathroom fixture and fittings including bath with rain shower over plus hand shower, wash hand basin and low level W/C, tiled flooring and walls, Victorian designed radiator with stainless steel towel rail.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to the two bedrooms.

BEDROOM ONE:

12' 9" x 12' 0" (3.88m x 3.65m)

Original cast iron fireplace, carpeted flooring, radiator, ceiling light point and sash window to front.



BEDROOM TWO:

9' 6" x 10' 1" (2.89m x 3.07m)
Original fireplace, carpeted flooring, ceiling light point, radiator and sash window to rear. There is also a loft hatch with pull down ladder to the attic storage space.

ATTIC STORAGE SPACE:

11' 3" x 17' 1" (3.44m x 5.20m)
Carpeted flooring, ceiling light point and Velux windows to the rear.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

