

Lovett & Co.
estate agents

Willow Court
Tamworth Road, Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this deceptively spacious two bedroom ground floor apartment situated on Tamworth Road, Lichfield.

The property briefly comprises: entrance hallway, spacious lounge-diner, modern kitchen, two good sized bedrooms and bathroom. Externally, there is on street parking plus communal residents gardens to the rear, as well as lobby area with doors to the apartments.

There is also an option to rent a garage through the current leaseholders.

The term of the lease has approx 80 years remaining.

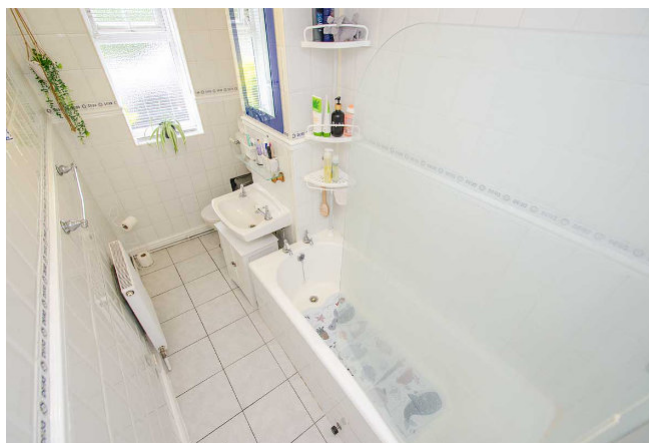
Other benefits include: UPVC double glazing and gas central heating throughout.

The property is located to the south of the cathedral city of Lichfield and benefits from many attractions including a wide range of shops, restaurants & bars whilst also being conveniently located for access to good local schooling, supermarket and doctors surgery. Commuter routes include A38, A5 & M6 toll road linking the midlands motorway network with both cross & inter city train services also available.

RECEPTION HALL:

Entrance door, vinyl flooring, ceiling light points, two useful storage cupboards, door to the lounge-diner, kitchen, bedrooms and bathroom.





LOUNGE-DINER:

13' 0" x 12' 11" (3.95m x 3.93m)
Carpeted flooring, ceiling light point, radiator, large window to the rear, space for a dining table and chairs.

KITCHEN:

12' 6" x 7' 11" (3.80m x 2.41m)
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 fan, space for white goods including fridge-freezer and washing machine, radiator, light point, cupboard housing the boiler, and window to the front.

BEDROOM ONE:

12' 11" x 11' 0" (3.93m x 3.36m)
Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

14' 0" x 7' 11" (4.26m x 2.41m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

BATHROOM:

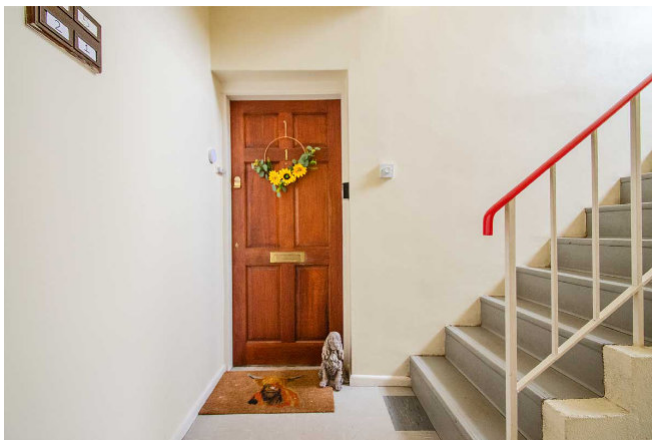
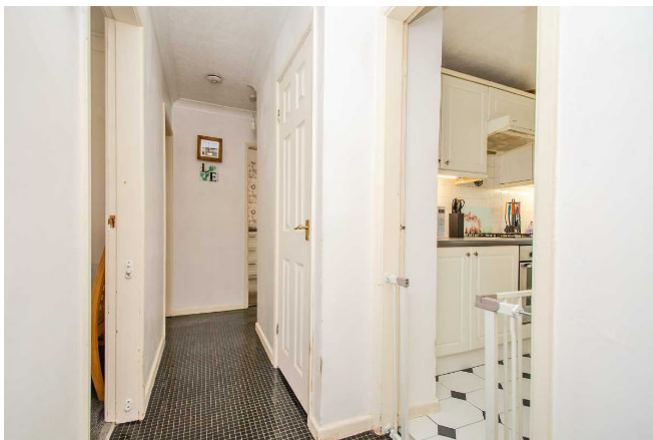
White suite comprising: bath with shower above and screen, pedestal wash hand basin, low level W/C, tiled walls and flooring, light point and window to the front.

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



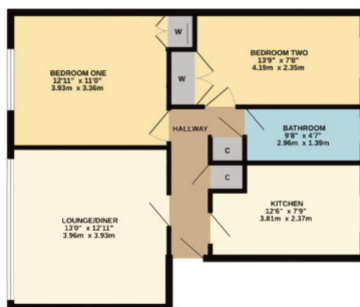


undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to 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	



For illustrative purposes only