



Whittington House
Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom sixth floor apartment with open views over Staffordshire.

The property has been finished to a modern standard and features a spacious lounge with balcony, modern fitted kitchen and bathroom, two double bedrooms as well as an allocated parking space.

The property benefits from UPVC double glazing and storage heaters throughout. The communal areas include the entrance lobby and lift to all the floors in the apartment block.

It is situated at Trent Valley, Lichfield and provides ease of access into the city centre with its diverse range of amenities including restaurants, bars and shops. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and both Cross and Inter City railway lines available at Trent Valley station being just a few minutes walk away.

HALLWAY:

Carpeted flooring, ceiling light point, intercom system and doors to bedrooms, bathroom and the spacious lounge.

LOUNGE:

3.64m (11' 11") x 3.86m (12' 8")

Carpeted flooring, ceiling light point, modern electric heater, window and door to balcony and door to the kitchen.

MODERN FITTED KITCHEN:

1.91m (6' 3") x 4.69m (15' 5")

Range of matching modern fitted wall and base units incorporating cabinets, drawers and new compact laminate work surfaces, inset bowl sink and drainer with new mono tap (and new plumbing), integrated electric oven and 4 ring electric hob with extractor

hood, space for further appliances, tiled splash backs, extractor fan, tiled flooring, ceiling light point, window to side and a useful storage cupboard.

BEDROOM ONE:

2.73m (8' 11") x 5.47m (17' 11")

Carpeted flooring, wall heater, ceiling light point and window to front.

BEDROOM TWO:

2.45m (8' 0") x 4.33m (14' 2")

Carpeted flooring, ceiling light point, wall heater and window to front.

BATHROOM:

White suite comprising: bath with electric shower over & screen, vanity wash hand basin, low level W/C, tiled splash backs, tiled flooring, ceiling light point, heated towel rail and window to rear.

TENURE:

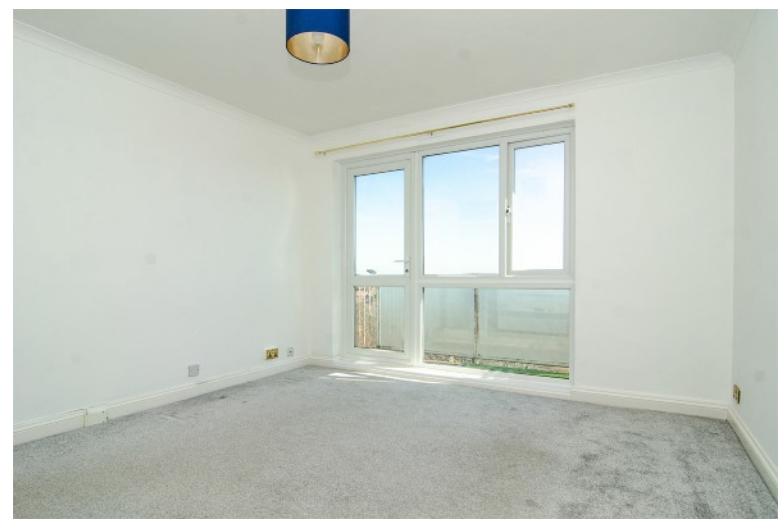
We have been advised that the property is leasehold.

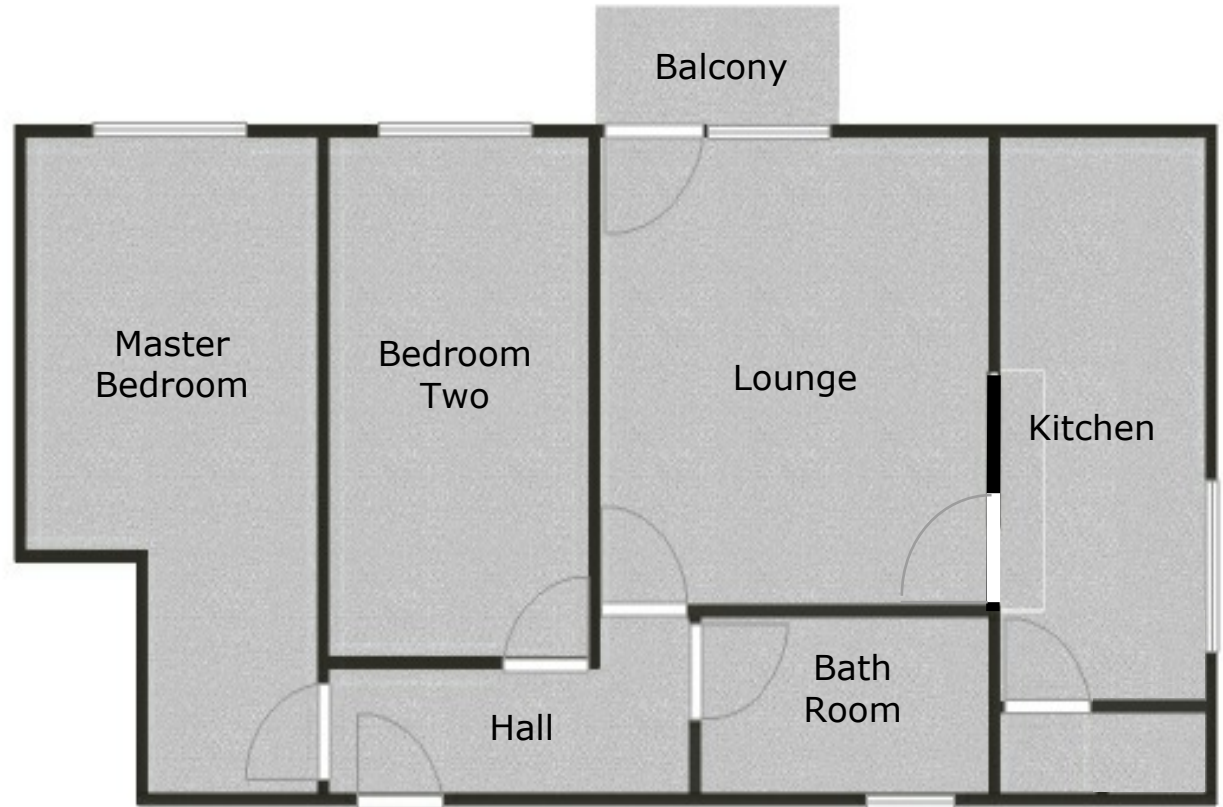
VIEWING:

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

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.





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