



Lovett & Co.
estate agents



Whittinton House
Hobs Road, Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this well presented one bedroom ground floor apartment, ideal for first time buyers, investors or those looking to downsize.

The property can be accessed via the communal entrance hallway or by its own private entrance from the outside seating area into the lounge.

Internally, the property briefly comprises: entrance hallway, spacious lounge, modern kitchen, modern fitted shower room, and one double bedroom.

Other features include UPVC double glazing, additional interior insulation in all rooms, plus new fitted energy efficient water heater.

The property comes with an allocated parking space.

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

RECEPTION HALL:

Entrance door from the lobby, light point, wall heater, ceramic Herringbone flooring, intercom system, doors to the bedroom, bathroom and lounge.





LOUNGE:

14' 1" x 11' 9" (4.29m x 3.58m)

Herringbone flooring, light point, wall heater, TV point, window and door to the outside sitting area, door to the kitchen.

KITCHEN:

10' 9" x 6' 6" (3.28m x 1.98m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring electric hob, space for a fridge-freezer, Herringbone flooring, light point and window to the side.



BEDROOM ONE:

14' 1" x 8' 6" (4.29m x 2.59m)

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

SHOWER ROOM:

Modern fitted white suite comprising: shower cubicle with electric shower, vanity unit incorporating wash hand basin, low level W/C and cabinet, wall tiling, Herringbone flooring, ceiling lights, heated towel rail, two useful storage cupboards, one of which can house a washing machine and dryer, and window to rear.

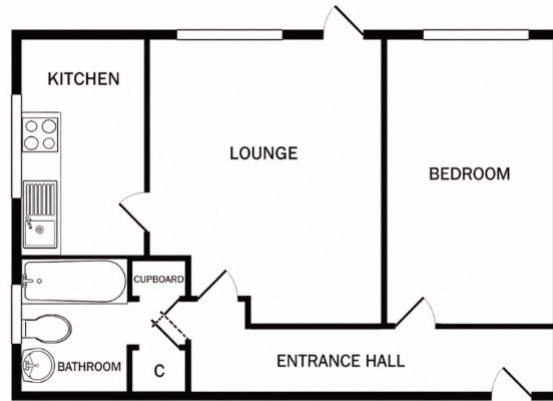
VIEWING:

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	40 E	
21-38	F		
1-20	G		



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.