



Ridware House
Hob's Road, Lichfield

RIDWARE HOUSE
PRIVATE PARKING

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Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom top floor apartment.

The property has a spacious lounge diner, modern fitted kitchen, bathroom and two double bedrooms. The balcony from the lounge offers stunning views of the surrounding countryside to the south of Lichfield.

The communal areas includes the entrance lobby, and hallways on each floor plus lift to all the floors.

The property benefits from UPVC double glazing, economy 7 hot water system and upgraded electric wall heaters throughout plus internal insulation.

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:

Fire door, intercom system, carpeted flooring, wall heater, ceiling light point and doors to lounge, two double bedrooms and bathroom.

LOUNGE:

12'8" x 12'0" (3.86m x 3.66m)

Large window to front with door to the balcony and views of the surrounding countryside, carpeted flooring, TV aerial socket, ceiling light point, wall heater with and door to kitchen.

MODERN FITTED KITCHEN:

15'5" x 6'2" (4.70m x 1.88m)

Range of modern wall & base units comprising: cabinets & drawers with work top surfaces, wall tiling, bowl sink with mixer tap and drainer, integrated oven, electric hob, space for fridge-freezer and washing machine, ceiling light point, extractor, two useful storage cupboards and window to side with views over the City.

MODERN BATHROOM:

White suite comprising: bath with shower, wash hand basin and WC, heated chrome towel rail, ceiling light point, extractor and window to side.





BEDROOM ONE:

18'0" x 9'2" max (5.49m x 2.79m)
Window to front, wall heater, carpeted flooring and ceiling light point.

BEDROOM TWO:

14'2" x 8'0" (4.32m x 2.44m)
Window to front, wall heater, carpeted flooring and ceiling light point.

EXTERNALLY:

The property comes with either an allocated parking space or garage TBC.

VIEWING:

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



