

The logo for Lovett & Co. estate agents is positioned in the top right corner. It features the name 'Lovett' in a large, white, serif font, followed by '&Co.' in a smaller, white, sans-serif font. To the right of the text is a small black square icon with a white cross inside. Below the name, the words 'estate agents' are written in a white, sans-serif font.

Lovett & Co.  
estate agents

The image shows the rear garden of a two-story brick house. The house has a red brick exterior and a white gabled porch over the entrance. The porch has a red door with the number '22' on it and a red-framed glass door. There are several windows with white frames. The garden is overgrown with tall grass and has a wooden fence in the background. A satellite dish is visible on the roof.

Maybank Close  
Boley Park, Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this well presented first floor one bedroom maisonette, being offered with NO ONWARD CHAIN.

The property is “CASH ONLY” due to the length of the lease remaining (54 years remaining).

The property briefly comprises: ground floor entrance with stairs leading to the top floor lounge, separate kitchen, bathroom and double bedroom. There is also a loft space.

Externally, the property benefits from its quiet and secluded end plot position, which features a generous garden area to the front and side. There is also a residents parking area.

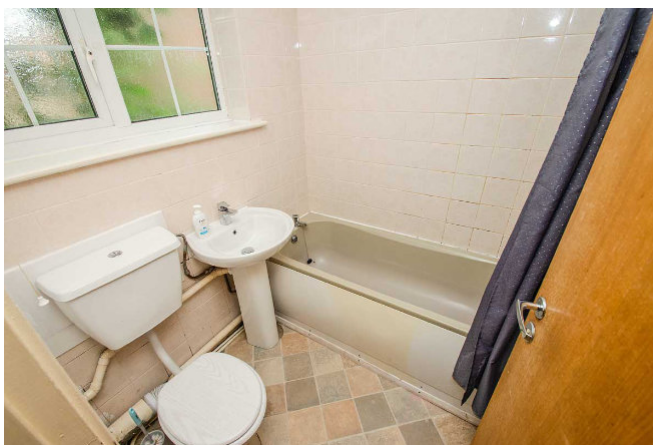
The property is all electric.

Situated in Boley Park, the sought after location provides ease of access into Lichfield City centre with its diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. There is also a further range of facilities available in Boley Park with local supermarket, public house, travel agents, pharmacists and newsagents all within walking distance. Commuter benefits include direct access onto the A38 and both Lichfield City and Trent Valley Stations are within walking distance.

**GROUND FLOOR ENTRANCE:**

Entrance door, light point, carpeted stairs to the first floor landing, with further door to the lounge.





#### **LOUNGE:**

16' 5" x 9' 4" (5.00m x 2.85m)  
Laminate flooring, light point, wall heater, window to the rear, doors to the kitchen, bedroom and bathroom.

#### **KITCHEN:**

14' 6" x 6' 7" (4.42m x 2.00m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces plus breakfast bar, inset bowl sink and drainer with mono tap, space for a cooker and white goods, light point, window to the rear.

#### **BEDROOM ONE:**

12' 10" x 13' 3" (3.92m x 4.05m)  
Built in wardrobes, shelving and large cupboard, laminate flooring, wall heater, ceiling light point and window to front.

#### **BATHROOM:**

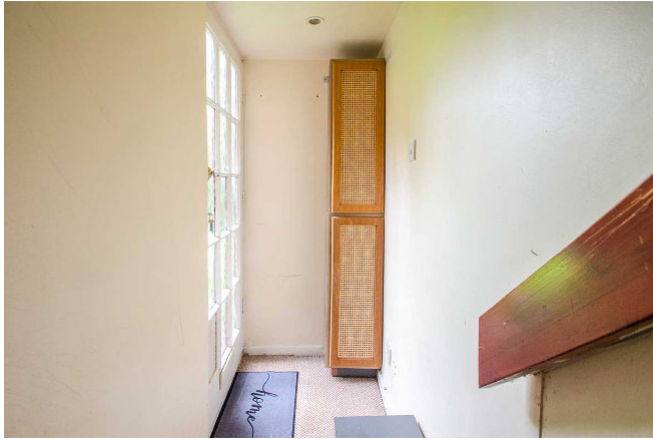
Suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling lights and window to side.

#### **VIEWING:**

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

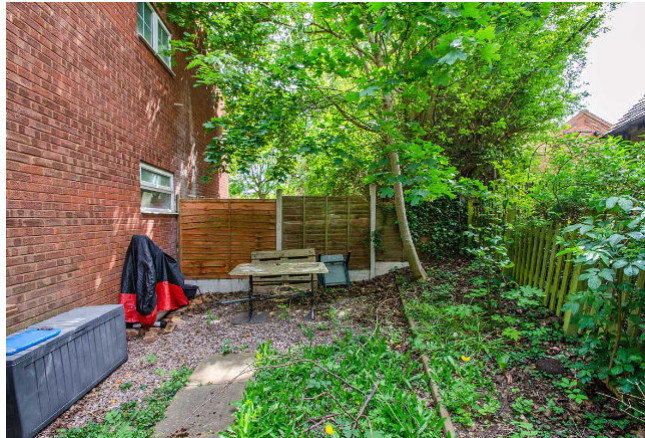
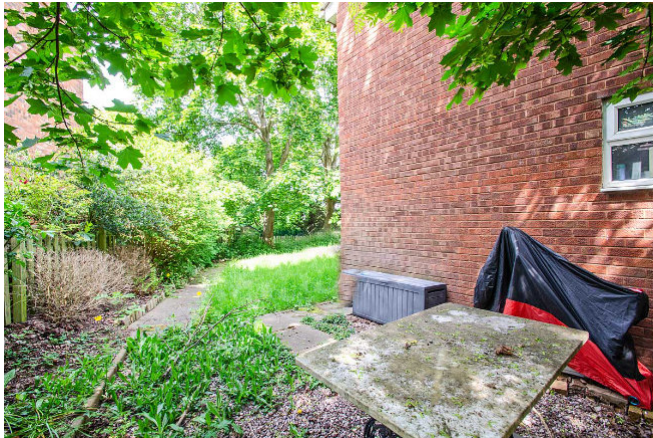
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**DISCLAIMER:**

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		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only