



Maybank Close
Boley Park, Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and modernised one bedroom maisonette situated in the sought after residential area of Boley Park, Lichfield.

The property has been finished to a modern high standard throughout with work carried out by the current vendor over the past few years including: new fitted kitchen now opening to the lounge, new bathroom suite and new flooring.

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.

The property is set over two floors with the ground floor comprising a lower level entrance with stairs to the first floor living and sleeping accommodation.

GROUND FLOOR ENTRANCE:

New composite front entrance door, carpeted flooring, ceiling light point, stairs to the first floor with door into the lounge.

OPEN PLAN LOUNGE AND KITCHEN:

15' 8" x 15' 1" (4.78m x 4.60m)

Modern open plan living space with doors to the bedroom and bathroom.

LOUNGE:

Laminate flooring, wall mounted electric heater, TV aerial and phone sockets, light point, window to the front and loft access hatch.

KITCHEN:

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven/grill and 4 ring electric hob with extractor hood, space for fridge/freezer and washing machine, tiled flooring, light point, window to front and door to the airing cupboard housing the immersion heater.

BEDROOM:

12' 0" x 10' 10" (3.66m x 3.31m)

Carpeted flooring, wall mounted electric heater, ceiling light point and window to rear.

BATHROOM:

White suite comprising: bath, wash hand basin, low level WC, wall tiling, tiled flooring, ceiling light point and extractor fan. Work on the bathroom is still in progress and the vendor has advised it will be finished before completion.





EXTERNALLY:

The property has a front lawn with pathway leading to the front door and outside storage cupboard. The vendor has also advised there are two allocated parking spaces and visitor space in the adjacent car park.

VIEWING:

Please contact us on 01543 889410 if you would like 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.



