



Shenstone House
Hob's Road, Lichfield

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Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale with NO ONWARD CHAIN this superbly presented two bedroom sixth floor apartment with views over Lichfield towards the Cathedral and surrounding countryside.

The property has undergone a number of improvements, particularly to improve the energy rating and efficiency of the apartment.

Work carried out includes:

- New energy efficient electric wall heaters installed throughout
- Dry-lining to the walls in the lounge and both bedrooms to improve insulation
- Top of the range de-humidifier fans installed in both the kitchen and bathroom to reduce humidity levels and resolve condensation and mould issues
- New energy efficient electric water heater

Other work undertaken to improve the property includes: a new fitted kitchen and bathroom with walk in shower cubicle and electric shower, new internal doors with new door furniture, new rubber base laminate flooring fitted to the kitchen and bathroom, new carpet to the lounge plus new electric consumer unit. There is also an up to date EICR for electrics.

The apartment briefly comprises: hallway, lounge with balcony, modern fitted kitchen, shower room and two double bedrooms. The communal areas include the entrance lobby and hallways on each floor plus a lift to all the floors. The property also comes with its own garage.

The property would make a perfect property for a first-time buyer or investor looking to increase their portfolio. Viewing is highly recommended.

RECEPTION HALL:

Fire door, intercom system, carpeted flooring, ceiling light point, new electric consumer unit 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 Lichfield, new 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 and electric hob, space for fridge, freezer, washing machine & dryer, new laminate flooring, ceiling light point, new electric wall heater, store cupboards and window to the side.

MODERN SHOWER ROOM:

White suite comprising: walk in shower cubicle, electric shower, wash hand basin and WC, electric heater, ceiling light point and window to the side.

BEDROOM ONE:

18'0" x 9'2/" max (5.49m x 2.79m max)

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 a separate garage.





TENURE:

Leasehold. Annual service charge £1350. Council tax band; Band A.

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

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