



Maxwell Close  
Lichfield

# Maxwell Close Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom terraced property situated just a short walk from the city centre.

Being offered with NO ONWARD CHAIN and would be ideal for first time buyers, investors or those looking to downsize.

The property has a modern finish throughout and briefly comprises: open plan lounge diner with entrance, lounge, landing, two bedrooms and a bathroom.

Externally there is a private driveway offering off-road parking for up to three vehicles plus a south facing rear garden with patio area, lawn and rear gated access.

Other features include: UPVC double glazing and gas central heating throughout.

Maxwell Close is just a short walk from the city centre with a diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station just a few minutes walk.

## **KITCHEN-DINER:**

7' 4" x 13' 4" (2.24m x 4.06m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, cooker with extractor hood, washing machine, brand new dishwasher, space for a fridge-freezer, cupboard housing the boiler (2015), vinyl wood effect flooring, ceiling light points, window to front, composite entrance door, further door into the lounge.

## **LOUNGE:**

11' 9" x 13' 0" (3.58m x 4.06m)

Carpeted flooring, TV aerial point, ceiling light points, radiator with cover, stairs to the first floor and patio door to the rear garden.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, loft access hatch, doors off to two bedrooms and family bathroom.

## **BEDROOM ONE:**

9' 3" x 9' 9" (2.81m x 2.97m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.





**BEDROOM TWO:**

10' 2" x 8' 4" (3.11m x 2.54m)  
Carpeted flooring, ceiling light point, radiator and window to front.

**FAMILY BATHROOM:**

7' 3" x 4' 10" (2.21m x 1.47m)  
White suite comprising: bath with electric shower over and screen, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, heated chrome towel rail and window to front.



**VIEWING:**

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

**DISCLAIMER:**

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