



Weston Road  
Lichfield



# Weston Road Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this two bedroom first floor maisonette situated in a popular residential area of North Lichfield.

NO ONWARD CHAIN. Ideal for first timer buyer or investors.

The maisonette briefly comprises: a private ground floor entrance with storage and stairs to the first floor, landing area, lounge, kitchen, bathroom and two bedrooms.

Situated in the cathedral city of Lichfield and within walking distance of the city centre which offers a diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. There is also excellent local schooling. 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 and Trent Valley stations.

## ENTRANCE PORCH

approached via a PVC entrance door and side screen and inner door opening to:

## VESTIBULE HALLWAY

with useful storage cupboard, window to side and stairs leading off to first floor.

## FIRST FLOOR LANDING

having window to side and door to:

## LOUNGE

4.26m x 3.72m max (14' 0" x 12' 2" max) having window to rear, electric radiator, built-in store cupboard, coving and opening through to:

## KITCHEN

3.07m x 1.79m (10' 1" x 5' 10") having work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, space for electric cooker, space and plumbing for washing

machine and fridge/freezer, electric radiator, windows to rear and side, single drainer sink unit with mixer tap and tiled splashbacks.

## BEDROOM ONE

3.37m x 3.03m (11' 1" x 9' 11") having window to front and electric radiator.

## BEDROOM TWO

2.82m x 2.36m max (9' 3" x 7' 9" max) having useful storage cupboard, window to front and electric radiator.

## SHOWER ROOM

having a shower cubicle with aqua panelling and electric shower fitment, W.C., pedestal wash hand basin, obscure glazed window to rear and electric heated towel rail.

## OUTSIDE

The property has an area of garden to the side of the property together with an additional triangular area of garden at the rear.

## VIEWING:

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

## DISCLAIMER:

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