



Victory Close
Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented, modern two bedroom first floor apartment.

It is situated on a sought after modern residential development off Shortbutts Lane, within a 10 minute walk of the City centre offering 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 at Lichfield City Station.

The property is set on the first floor of St Mary's House and consists of; entrance lobby, reception hallway, lounge/diner, fully fitted kitchen, storage cupboard, bathroom, two double bedrooms, one with en-suite. Externally the property offers: allocated car parking for one vehicles plus visitors spaces. The property benefits from security telecom system, UPVC double glazing and central heating through out.

RECEPTION HALL:

Entrance door, laminate flooring, ceiling light points, useful storage cupboard, and doors two bedrooms, kitchen, bathroom and:

LOUNGE/DINER:

4.11m max (13' 6") x 7.85m max (25' 9")
Carpeted flooring, satellite TV & phone points, ceiling light points, radiators, windows and French doors to the front and side, space for dining table and chairs.

KITCHEN:

3.96m max (13' 0") x 3.10m max (10' 2")
Range of matching wall and base units incorporating cabinets, drawers and roll top work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, tiled splash backs, tiled flooring, recess ceiling spot lights, integrated washing machine, fridge freezer and dishwasher, space for breakfast table and windows to side and rear.

BEDROOM ONE:

3.55m (11' 8") x 4.00m (13' 1")
Built in wardrobe, carpeted flooring,, light point, radiator, French doors to the front and door to the en-suite shower room.

EN-SUITE:

Modern suite comprising: shower cubicle, pedestal wash hand basin, low level W/C, radiator, wall tiling, tiled flooring, ceiling lights and extractor fan.

BEDROOM TWO:

3.06m (10' 0") x 2.60m (8' 6")
Carpeted flooring, light point, radiator and window to rear.

BATHROOM:

2.94m (9' 8") x 2.00m (6' 7")
White suite comprising: bath, pedestal wash hand basin, low level W/C, half height wall tiling, tiled flooring, radiator, ceiling light points and airing cupboard.





EXTERNALLY:

The property has an allocated parking space to the rear with plenty of visitors spaces also available, communal waste area is contained within a fenced compound. Access to the apartment is via the front or rear doors leading into the lobby.

TENURE:

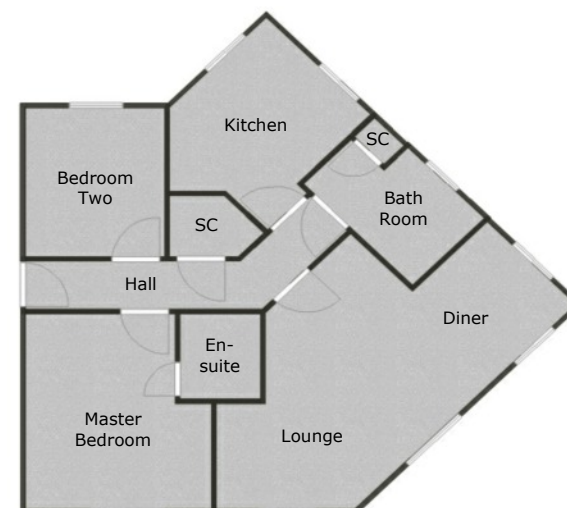
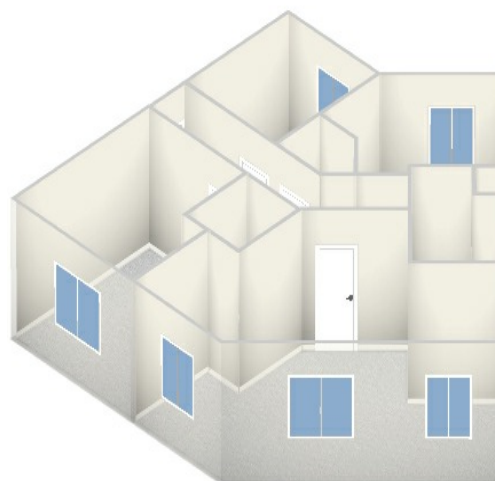
We have been advised that the property is leasehold with charges TBC.

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 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.



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