



**Lovett** & Co.  
estate agents



Sanders Way  
Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom ground floor apartment set within a quiet cul-de-sac just off Shortbutts Lane, a highly desirable area of Lichfield.

The standout features of the property include: spacious open plan lounge-diner, modern fitted kitchen, bathroom and ensuite, two well proportioned bedrooms, off road allocated parking, to the end of the cul-de-sac plus access to the old canal ideal for dog walking.

The property benefits from a Worcester boiler fitted in 2018 providing heating and hot water, plus UPVC double glazing.

Set just a short drive away or a 20 minute walk from the City centre, the City of Lichfield offers a diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. There is also excellent local schooling with a selection of primary and secondary schools in the area. 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.

#### **HALL:**

Front entrance door, carpeted flooring, ceiling light point, useful cupboard and door to reception lounge-diner.

#### **OPEN PLAN LOUNGE-DINER:**

16' 10" x 17' 5" (5.13m x 5.32m)

Carpeted flooring, TV point, ceiling light point, radiator, open plan to kitchen, two windows to front, door to inner hallway with further doors to bedrooms and bathroom.





### **KITCHEN:**

Range of matching wall and base units incorporating cabinets, cupboards, drawers with complementary roll-top work surfaces, integrated oven and 4 ring hob with extractor fan, space for further appliances, tiled splash backs, vinyl flooring, ceiling light point and window to rear.

### **BEDROOM ONE:**

13' 6" x 8' 2" (4.12m x 2.48m)  
Carpeted flooring, ceiling light point, radiator, door to en-suite and window to front.

### **EN-SUITE:**

Suite comprising: shower cubicle, low level WC, pedestal hand wash basin, vinyl flooring, ceiling light point, radiator and window to side.

### **BEDROOM TWO:**

10' 4" x 8' 9" (3.14m x 2.67m)  
Carpeted flooring, ceiling light point, radiator and window to rear.

### **BATHROOM:**

Suite comprising: Bath, low level WC, pedestal hand wash basin, vinyl flooring, ceiling light point, radiator and window to front.

### **EXTERNALLY:**

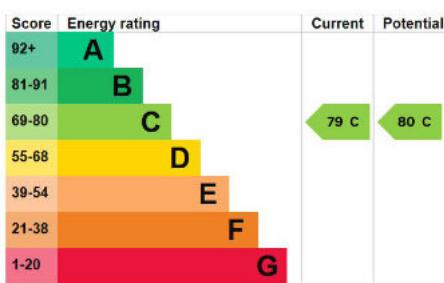
Externally the property features a communal car park with one allocated parking space plus visitor spaces.

### **TENURE:**

We have been advised that the property is leasehold.

### **VIEWING:**

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



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