



Abbotsford Road  
Lichfield

# Abbotsford Road Boley Park

Lovett&Co. Estate Agents are pleased to offer for sale this well presented one bedroom ground floor maisonette situated in the sought after Lichfield suburb of Boley Park.

The property briefly comprises: a good sized lounge diner to the front, separate kitchen (about to be re-fitted with a brand new kitchen), new fitted bathroom, one double bedroom plus plenty of storage an airing cupboard, inside store cupboard plus an outside store cupboard.

There is also an allocated parking space to the rear plus a few visitors spaces too.

The property is all electric, and has a wall heater in the hallway, and heated towel rail in the bathroom. There are also recently fitted new windows and entrance door.

## LOUNGE:

13' 7" x 10' 4" (4.14m x 3.15m)

Entrance door, carpeted flooring, light point, ornamental fireplace (space for an electric fire), window to the front and door to the hallway.

## INNER HALLWAY:

Carpeted flooring, ceiling light point, wall mounted heater, storage and airing cupboards, doors to the kitchen, bathroom and bedroom.

## KITCHEN:

9' 8" x 4' 11" (2.95m x 1.50m)

There is going to be a brand new fitted kitchen, fitted before the new tenancy begins. All the white goods will be gifted to the tenant.

## BEDROOM ONE:

10' 0" x 11' 7" (3.05m x 3.52m)

Carpeted flooring, ceiling light point and window to the rear.

## FAMILY BATHROOM:

6' 9" x 5' 7" (2.07m x 1.70m)

New fitted modern suite comprising: bath with electric shower over, wash hand basin, low level WC, wall tiling, wall mounted heated towel rail.



## TENURE:

The property is leasehold with 78 years remaining.

## 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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