



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:

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.

