



Scotch Orchard
Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented one bedroom first floor flat being offered with NO ONWARD CHAIN.

The property would be ideally suited for first time buyers, investors or those looking to downsize.

It briefly comprises: entrance hallway, spacious lounge, modern fitted kitchen, large double bedroom and modern fitted bathroom.

The property benefits from UPVC double glazing plus modern all electric heating and hot water tank.

There is also a communal courtyard areas for the residents of the block.

It is situated at Trent Valley, Lichfield and provides ease of access into the city centre with its diverse range of amenities including restaurants, bars and shops. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and both Cross and Inter City railway lines available at Trent Valley station being just a few minutes walk away.

RECEPTION HALL:

Composite entrance door, tiled flooring, ceiling light points, two useful storage cupboards with one housing the hot water tank, electric wall heater, doors to the lounge, kitchen, bedroom and bathroom.

LOUNGE:

17' 11" x 11' 4" (5.45m x 3.45m)

Feature ornamental fireplace, carpeted flooring, electric wall heater, ceiling light points, windows to the front.

KITCHEN:

13' 2" x 7' 5" (4.02m x 2.25m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink

and drainer with mono tap, integrated electric oven and 4 ring electric hob with extractor hood, space for a washing machine, recess for a fridge-freezer, wall tiling, vinyl flooring, ceiling lights, cupboard and window to the rear.

BEDROOM ONE:

11' 6" x 11' 4" (3.51m x 3.45m)

Built in wardrobe, carpeted flooring, electric heater ceiling light point and window to rear with open views of countryside.

FAMILY BATHROOM:

White suite comprising: bath with electric shower over, cabinet wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light and window to front.

TENURE:

We have been advised that the property is leasehold with around 90 years remaining on the lease. The service charge is approx £38 per month.

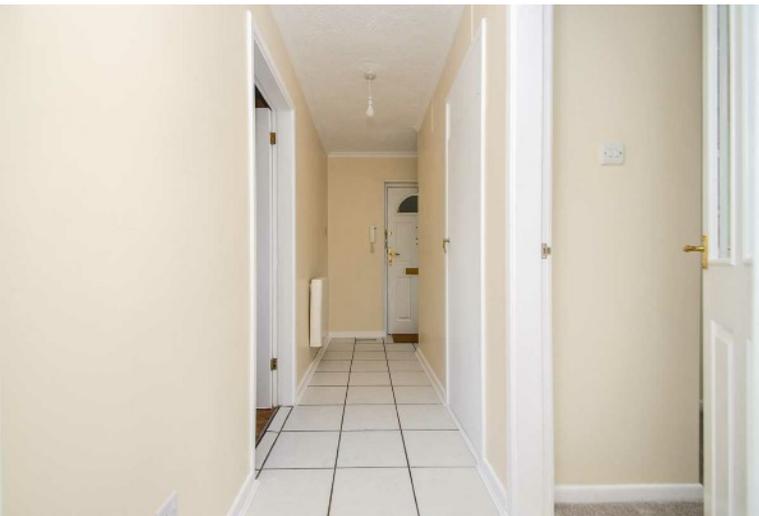
VIEWING:

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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