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£185,000

Tamworth Street, Lichfield

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**BOOTH**™  
ESTATE AGENTS

## Tamworth Street, Lichfield

All the benefits of a brand new property, without the price tag! Having been build-complete in 2020, this stunning and high specification second floor one bedroom apartment on Tamworth Street in the heart of Lichfield offers all of the modern benefits of a brand new property but without the premium on top. Still well within its NHBC warranty, you can rest assured that you won't be having to fork out expensive bills for unexpected work and repairs. Allocated parking with secure vehicular and residents' access, stunning views and open-plan living are just three of the many additional benefits afforded with this fabulous property. With a feeling of luxury throughout, the accommodation comprises an entrance hall, large bedroom, exquisite shower room and a large open plan kitchen/living room with views over Stowe Pool. Step out of your front door and find yourself in very centre of Lichfield, with an array of bars, restaurants and shops all around. Opportunities to ...





## Entrance Hall

A front facing composite door opens to a private entrance hall, fitted with a wood effect flooring, useful storage cupboard and recessed ceiling spotlights.

## Kitchen / Living / Diner

20' 10" (max) x 10' 2" (max) (6.34m (max) x 3.09m (max))

A stunning and spacious kitchen/living/diner is fitted with a range of matching base cabinets and wall units whilst a one-and-a-half bowl stainless steel sink with chrome mixer tap is set into the work surface with matching splashback. There is a range of integrated appliances, including a refrigerator/freezer, washing machine, slimline dishwasher and Bosch oven with matching Bosch four ring induction hob and Bosch extractor hood above. There is a radiator, recessed ceiling spotlights and UPVC double glazed exterior sliding door with UPVC double glazing to one side leading out to a fabulous balcony overlooking Stowe Pool. The wood effect flooring also continues through from the entrance hall.



14' 9" x 9' 0" (4.50m x 2.74m)

A large double bedroom is fitted with a rear facing UPVC double glazed window, recessed ceiling spotlights and a radiator. There are also contemporary plug sockets with USB ports and TV aerial connection points.



## Shower Room

A stunning and contemporary shower room is fitted with a predominantly white suite, comprising a low level flush WC, wall mounted wash-hand basin with chrome mixer tap and drawer storage below and a walk in shower enclosure with rainfall style showerhead. The walls are predominantly tiled whilst there is a tile effect flooring, recessed ceiling spotlights and a wall mounted chrome heated towel rail.

## Exterior

Sitting in the heart of Lichfield, the property benefits from having an allocated parking space within a secured, gated car park whilst sitting within immaculately maintained communal grounds with secure pedestrian and vehicular access. A front facing door leads to the communal entrance hall with lift access to each floor.

## Tenure

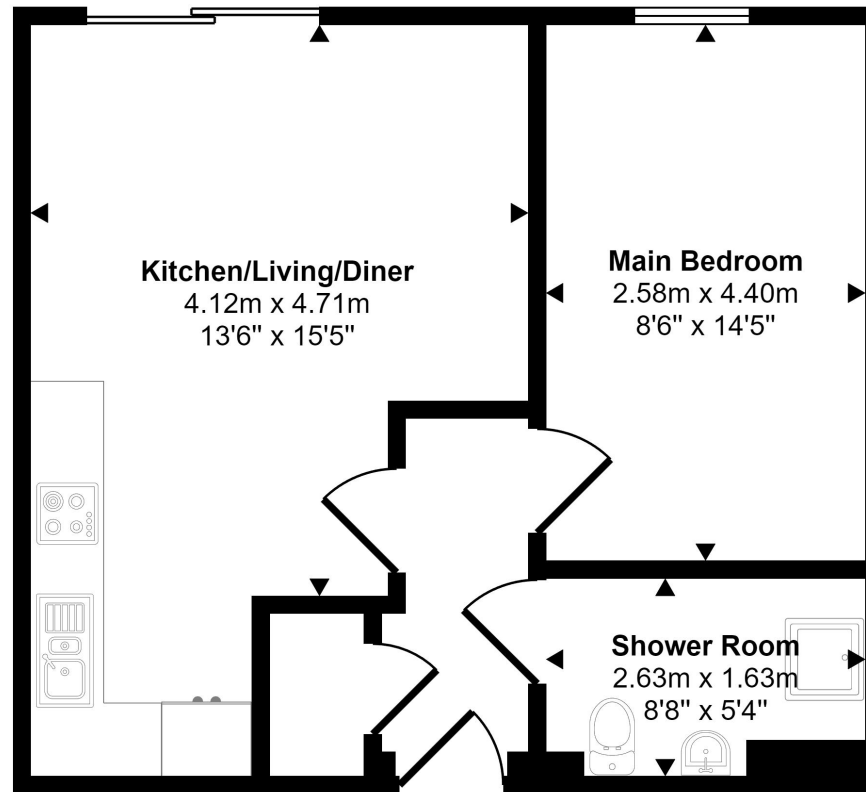
The property is leasehold with a 250 year term





**Bedroom**

Approx Gross Internal Area  
42 sq m / 454 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.