

Asking Price £190,000

Jayman  
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Estate Agents



**Pear Tree Close**

Lichfield, WS14 9GP

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Jayman are pleased to present this two bedroom apartment in the popular Pear Tree Close. This ideal location is perfect for commuters as it is within walking distance to Lichfield city train station and Lichfield city centre.

Viewing is highly recommend to appreciate what this property has to offer. Briefly comprising of a generous hallway leading to the living room, kitchen, family bathroom, wo bedrooms, with the master bedroom having an en-suite. There is also undercover designated car parking space with a secure locked area to the rear suitable for a motorcycle or extra storage.

## LEASE TERMS/SERVICE CHARGES

We understand the property to be leasehold with a 125 year lease commencing from from 1 May 2007.  
Ground rent - £300 annually  
Service charge: £794.97 payable every 6 months but this can vary.

Please be aware that these photos were taken before the current tenants moved in.

## Entrance hallway

Entrance hallway leading to the following rooms

**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

**Lounge 11'3 x 11'7 (3.43m x 3.53m)**  
Spacious lounge.

**Kitchen 10'2 x 11'11 (3.10m x 3.63m)**  
Modern kitchen with integrated fridge/freezer and integrated washing machine. Electric oven and gas hob. Door leading out to the balcony.

**Bedroom One 9'6 x 11'6 (2.90m x 3.51m)**  
Double bedroom with fitted wardrobes and a door leading to the en-suite.

**En-suite 6'5" x 4'10" (1.98 x 1.48)**  
With shower cubicle, WC and hand basin.

**Bedroom Two 7'4 x 11'7 (2.24m x 3.53m)**  
Good sized single bedroom.

**Bathroom 6'6" x 5'6" (1.99 x 1.70)**  
With bath, WC and hand basin.

**Outside**  
Has a balcony and one allocated parking space.







