

Asking Price £190,000

**Jayman**  
www.jayman.co.uk

Estate Agents



**Angorfa Close**

Lichfield, Staffordshire, WS13 8AG



# Angorfa Close, Lichfield, Staffordshire WS13 8AG

Jayman is pleased to offer for sale this two double bedroom ground floor apartment to rent. The property consists of an open plan living room/diner, modern kitchen, two double bedrooms and the main bathroom. This property is perfectly located off Walsall Road and within walking distance to Lichfield City Centre. It is a must view to appreciate how much space this property has to offer. Leasehold.

Unexpired lease term 128 years  
No ground rent.  
Service charge £1382 per annum. No chain.

## Hallway

## Living room/Diner 26'4"/12'11" (8.05/3.96)

L shaped Living room/diner with electric fire.

## Kitchen 10'4"/7'6" (3.17/2.29)

Modern kitchen with storage units, electric hob and oven.

## Bedroom One 14'0"/13'0" (4.29/3.97)

Double Bedroom

## Bedroom Two 11'10"/8'7" (3.63/2.64)

Double Bedroom

## Bathroom

Suite compromises WC, hand basin and bath with a shower overhead.

**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.

## Garage

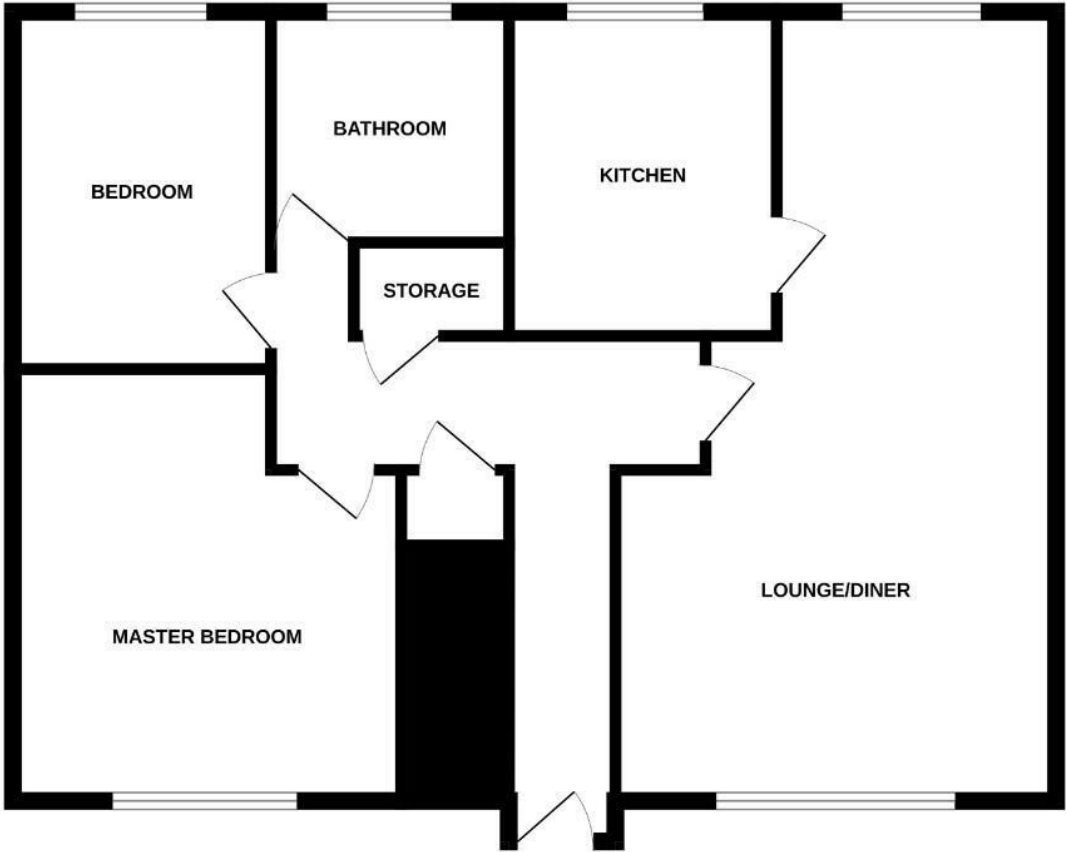
Single garage

## Service Charge

Details to be confirmed by solicitor.

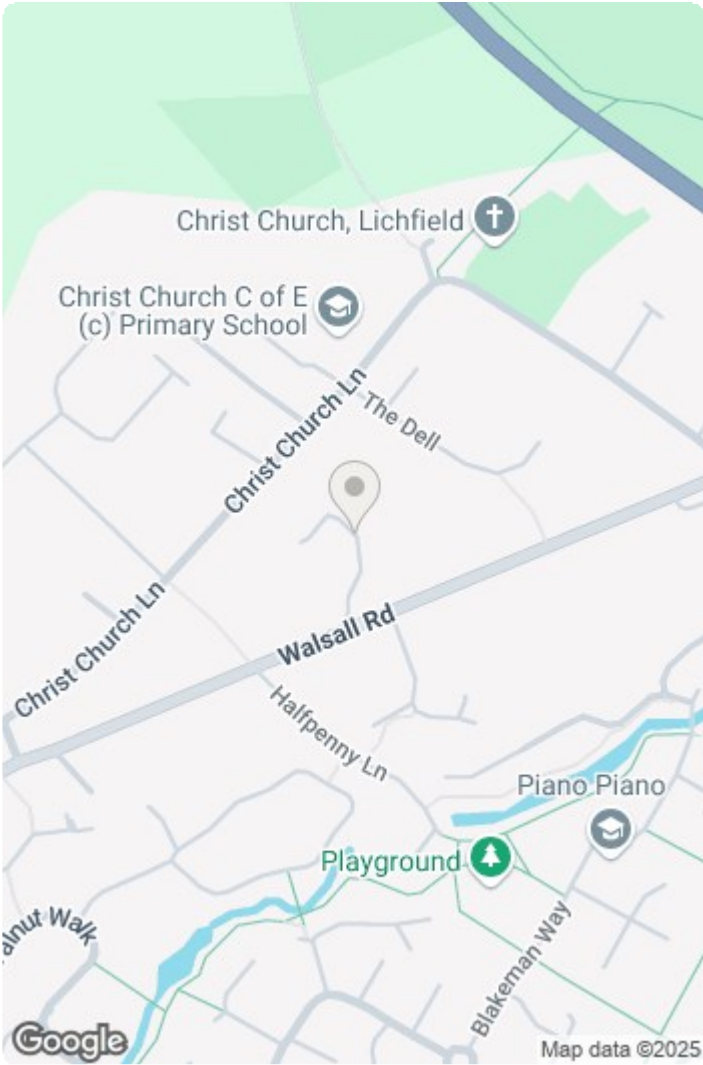


GROUND FLOOR



2 BEDROOM GROUND FLOOR APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| 92-100 <b>A</b>                             |                         |           | 92-100 <b>A</b>   |                         |           |
| 81-91 <b>B</b>                              |                         |           | 81-91 <b>B</b>  |                         |           |
| 70-80 <b>C</b>                              |                         |           | 70-80 <b>C</b>  |                         |           |
| 59-69 <b>D</b>                              |                         |           | 59-69 <b>D</b>  |                         |           |
| 48-58 <b>E</b>                              |                         |           | 48-58 <b>E</b>  |                         |           |
| 37-47 <b>F</b>                              |                         |           | 37-47 <b>F</b>  |                         |           |
| 26-36 <b>G</b>                              |                         |           | 26-36 <b>G</b>  |                         |           |
| 15-25 <b>H</b>                              |                         |           | 15-25 <b>H</b>  |                         |           |
| 5-14 <b>I</b>                               |                         |           | 5-14 <b>I</b>   |                         |           |
| For energy efficient - higher running costs |                         |           | For environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.



