

Bloomsbury Way
Lichfield, Staffs, WS14 9XH



A super stylish ground floor maisonette in the heart of Boley Park. With an extended lease and allocated parking outside the front door.

£135,000

John German

With mature and professionally maintained gardens surrounding, Bloomsbury Way is an attractive development of maisonettes, studios and houses, and is perfectly located for easy access into the city, both stations and local amenities.

This ground floor maisonette has been much improved by the current owners and benefits from redecoration throughout, new electric heating and refitted kitchen.

The part glazed front entrance door leads you into a lobby entrance with large storage cupboard leading off, and then access in turn to the beautifully appointed lounge/dining room with front facing window, feature fireplace surround and semi open access to the refitted kitchen which has a white hi gloss range of base and wall units, contrasting worktops and splashback tiling, inset stainless sink unit, built in electric cooker, hob and extractor hood and space for a refrigerator and washing machine.

An L shaped inner hall with storage and airing cupboards leading off gives access to the rear facing large double bedroom and the adjacent shower room with its white and chrome suite comprising shower unit, low level WC and wash hand basin.

Outside allocated parking for one car positioned next to the front entrance door.

Onsite and roadside parking for visitor cars with one allocated space.

Attractive lawned gardens surround the property, with various trees and shrubs, providing a most attractive setting, all of which is maintained is by the yearly service charge.

Tenure: Leasehold, 125 years from February 2022. Ground rent £50 per half year. Service charge £535 per half year to include buildings insurance and gardening.

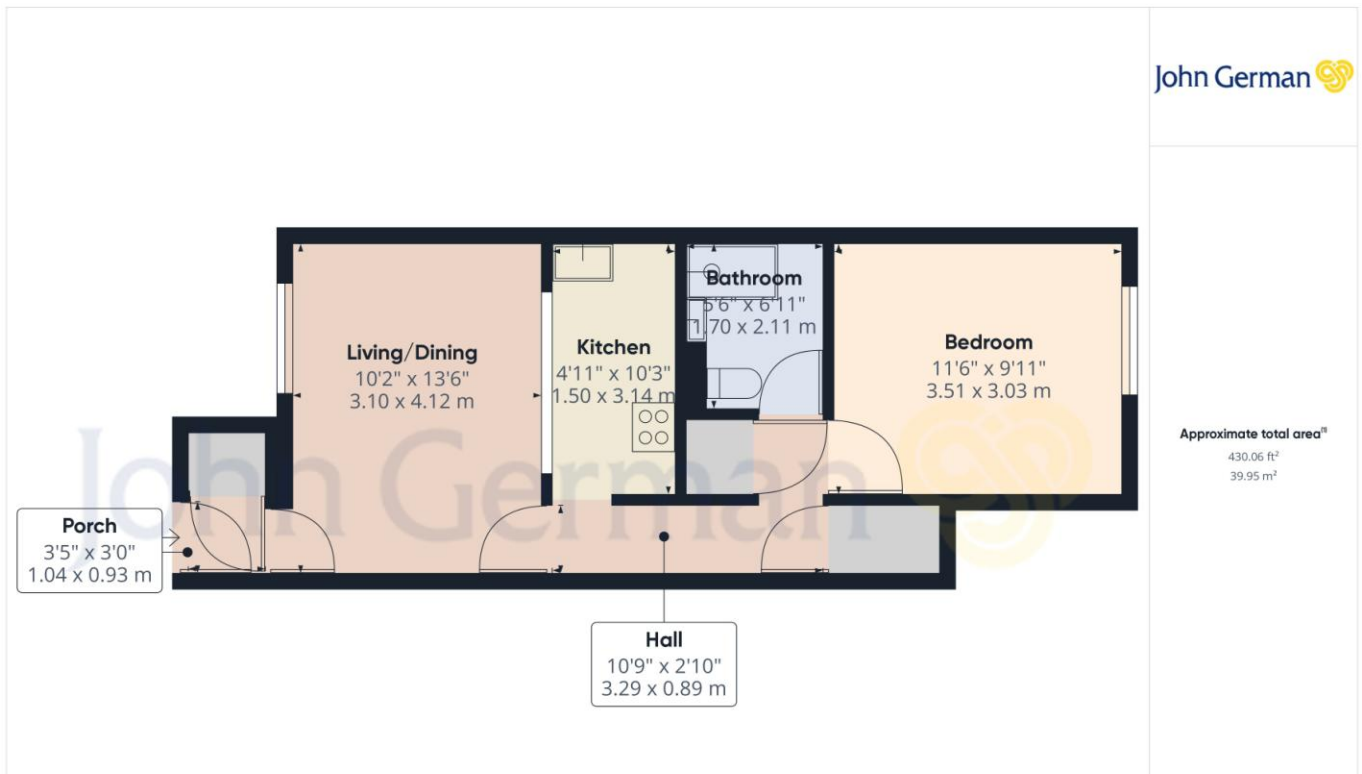
Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. No gas

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA07082023

Local Authority/Tax Band: Lichfield District Council / Tax Band A







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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