## Leomansley View Lichfield, WS13 8AY





A spacious three bedroom apartment offering versatile living being offered to the market with no onward chain.

£170,000





John German are delighted to offer to the market with no onward chain, this spacious three bedroom second floor apartment situated in a popular residential area within walking distance of the city centre and with views over the surrounding countryside to the rear. This apartment benefits from gas central heating, double glazing throughout, newly fitted carpets, fresh décor and would make an ideal purchase for first time buyers or investors.

The cathedral city of Lichfield enjoys the range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more. Nearby road links include the A51, A38 and M6 Toll Road.

The apartment itself has an entrance hallway with a storage cupboard which has electric for appliances and is a handy additional storage space. The entrance door opens into the hallway with large rear facing uPVC double glazed window overlooking the rear communal garden with countryside views and a door opening into the living room.

The living room has grey carpeted flooring, ceiling light point and a large uPVC double glazed window to the front aspect. From here, there are doors leading off into the inner hall, bedroom three and the kitchen.

The versatile third bedroom has grey carpeted flooring, ceiling light point and a large uPVC double glazed window to the front aspect.

The kitchen is fitted with a range of matching wall and base units with worksurfaces over, there is an integral oven and hob, along with an inset sink and drainer.

From the inner hallway, there are doors leading off into the family bathroom and two further bedrooms; one fair size single bedroom with a fitted wardrobe and the other a spacious double bedroom with fitted wardrobe.

Outside, there is a garage and both front and rear communal gardens. To the rear of the property is a field with a public right of way which leads to the back estate and lovely rural walks.

Tenure: Leasehold with currently 87 years remaining.

**Ground rent:** TBC. **Service charge:** Approximately £700 per annum. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note**: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: TBC

Parking: Residents offroad parking & garage

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10022025

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## John German 🧐





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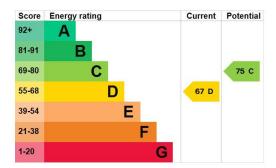
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