



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 off road parking & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Lichfield District Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/10022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent