



12 Darwin Court, Trunkfield Meadow, Lichfield, WS13 8FN



Offered with either no upward chain or the option of a reliable tenant is this immaculately presented second floor apartment, being within a short walk of Lichfield centre.

Having been beautifully maintained and showcasing modern fittings. The apartment is set within a secure fob/code operated building, home to a handful of similar properties, enjoying use of pleasant communal grounds and an allocated parking space. The communal hallway has both staircase and lift access to the second floor.

The apartment has a private entrance hall that leads into an open plan living and dining kitchen, two double bedrooms, an en suite and a family bathroom. Being an ideal first time buy, downsize or investment property, this attractive apartment benefits from allocated parking for one vehicle and is serviced by mains electricity, a new electric central heating system, gas hob and mains drainage.

Ideally situated for access to local amenities, schools, commuter roads and rail stations, this contemporary apartment lies within a few minutes' walk of the centre of Lichfield. The picturesque city centre offers a range of pubs, cafes, restaurants, a shopping centre, supermarkets and the historic medieval Cathedral, being one of only three cathedrals in England featuring three spires.

Local leisure pursuits include Beacon Park and Lichfield Golf & Country Club, and surrounding countryside including Cannock Chase can be reached easily. The location offers ideal access to the A515, A38 and M6 Toll, there are rail stations in Lichfield providing direct links to Crewe, Birmingham and London and the International airports of Birmingham and East Midlands are both within driving distance.

The property lies within a superb catchment area with an array of primary schools nearby feeding into Netherstowe High School. Lichfield Cathedral School is also within walking distance.

- Second Floor Apartment
- Contemporary Open Plan Living
- Offered with No Upward Chain
- Ideal First Time Buy/Investment/Downsize
- Communal & Private Hallways
- Staircase & Lift Access
- Reception Hall with Fitted Storage
- Dining Kitchen & Lounge
- Two Double Bedrooms
- En Suite & Family Bathroom
- Allocated Parking for One
- Secure Fob/Intercom Access
- Pleasant Open Outlook over Communal Gardens
- Walking Distance to City Centre

Secure fob/intercom operated doors open to both the front and rear of Darwin Court, leading into the ground floor reception hall where there is either a staircase or lift access to the second floor.

The front door opens from the Communal Hallway into a private Vestibule, which in turn opens into:

Entrance Hall

This spacious hallway leads into the bedrooms and to a useful Airing Cupboard, as well as into:

Open Plan Living & Dining Kitchen 6.7 x 4.33m (approx. 22'0 x 14'4)

A contemporary open plan living and dining space, having twin windows to the front aspect from the Lounge. The modern Kitchen comprises a range of wall and base units housing an inset sink, electric oven and gas hob and spaces for appliances including dishwasher, fridge and further fridge freezer. There is a window to the side and tiled flooring extends into the Dining Area





Doors open from the **Hallway** into:

Master Bedroom 4.32 x 3.66m (approx. 14'2 x 12'0)
A double room having a window to the front and a double fitted wardrobe. With private use of:

En Suite

A modern suite comprises pedestal wash basin, WC and shower cubicle, with a heated towel rail, tiled flooring and tiled splash backs

Bedroom Two 3.43 x 2.74m (approx. 11'3 x 9'0) – max

Having a window to the front and a double fitted wardrobe

Family Bathroom

A white suite comprises pedestal wash basin, WC and bathtub with shower attachment, having tiled flooring and half tiled walls

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





Outside

Within the courtyard there is allocated parking for one vehicle, with further informal visitors parking available close by. Secure fob/code operated doors open to the front and rear of the building, with beautifully tended gardens extending to the rear of the building where paths give pedestrian access into the City centre

Please Note: the Council Tax band for the apartment is C, paid to Lichfield District Council. We are advised that the property is Leasehold with 107 years remaining. Ground rent is £000 per annum and an annual service charge of £0000 applies to the property. The property is currently rented out, and we have been advised that the tenant would be happy to continue a lease with a new landlord



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.