



Flat 3 Kemberton House, Deykin Road  
Lichfield, WS13 6PS

**£250,000**

# Lichfield

£250,000



This wonderfully spacious and well positioned three-bedroom ground floor apartment is situated on Deykin Road in central Lichfield, with stunning views out to Cathedral Walk, and within close distance of popular local amenities and transport links.

Approached via an attractive well maintained gated communal garden to the fore, overlooking the stunning Cathedral Walk, the first impressions of this property will not disappoint.

Through the entrance hall is a spacious inner hallway, leading into three bedrooms, a family sized bathroom, and a wonderful open plan kitchen/diner/living area. This social open plan area provides a fantastic space for entertainment, with an immaculately maintained fitted kitchen, modern appliances, and breakfast bar. All three bedrooms are a fantastic size, the two largest with fitted wardrobes, and the master with a private en-suite shower room.

To the rear of the building is one allocated parking space for this property, as well as various visitor/guest spaces.





## Property Specification

THREE BEDROOM GROUND FLOOR APARTMENT  
 WONDERFUL QUIET LOCATION  
 STUNNING VIEWS OF CATHEDRAL WALK  
 OPEN PLAN KITCHEN/DINER/LIVING ROOM  
 MODERN FITTED KITCHEN

Entrance Hall 6' 3" x 5' 1" (1.90m x 1.55m)

Inner Hallway 16' 0" x 4' 0" (4.88m x 1.21m)

Open Plan Kitchen/Diner/Living Area 23' 7" x 12' 4" (7.20m x 3.75m)

Bedroom One 14' 1" x 12' 7" (4.30m x 3.83m)

En-Suite 7' 9" x 5' 3" (2.36m x 1.59m)

Bedroom Two 12' 6" x 7' 10" (3.81m x 2.40m)

Bedroom Three 7' 9" x 7' 7" (2.36m x 2.32m)

Bathroom 7' 10" x 6' 8" (2.39m x 2.04m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
 Came on the market: 20th May 2024

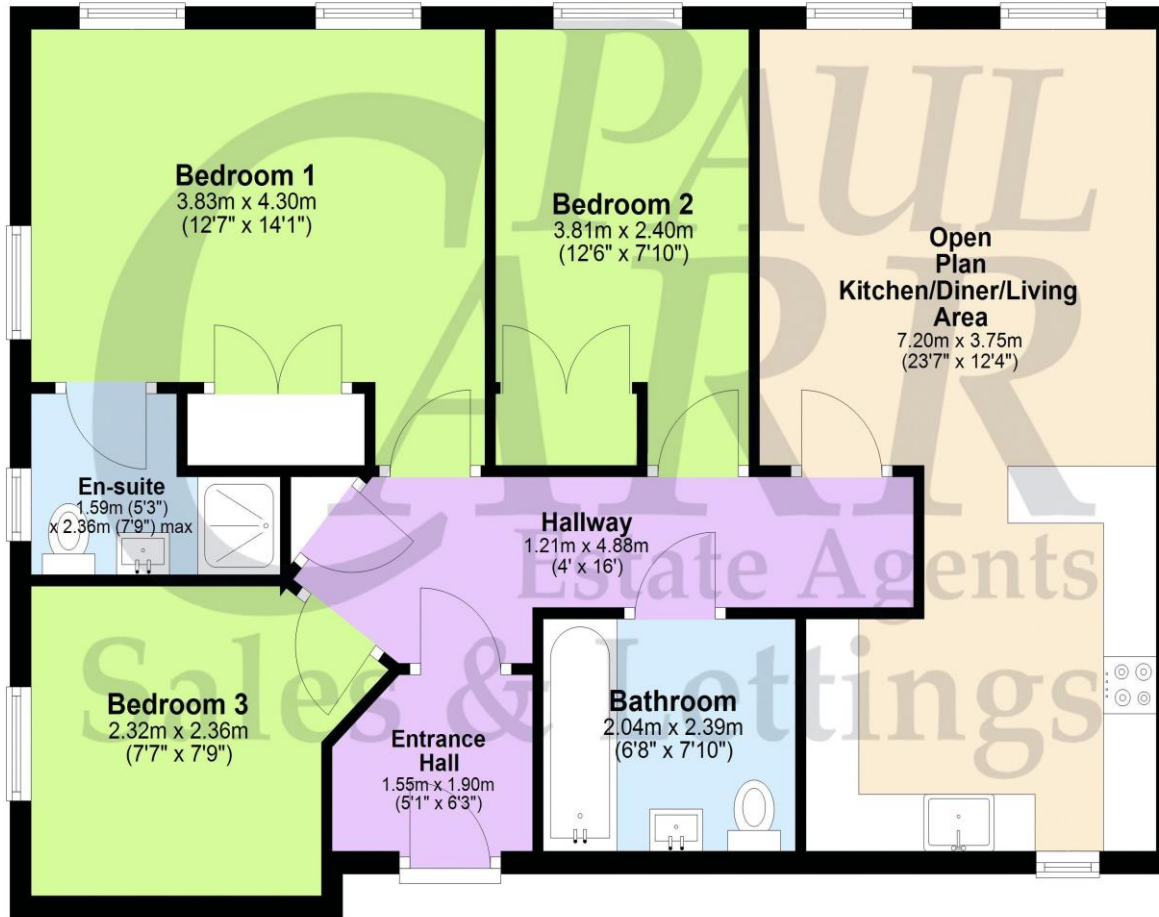
### Viewer's Note:

Services connected: Gas/electric/water/drainage  
 Council tax band: C  
 Tenure: Leasehold 101 years remaining  
 Service charge £1150 PA

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor



## Energy Efficiency Rating

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

## Map Location

