



Brookhay Lane,  
Lichfield, WS13 8QL

**£150,000**



Lichfield

£150,000



**\*MOTIVATED SELLER\* \*SPACIOUS  
APARTMENT IN A CHARACTERFUL  
BUILDING\* \*STUNNING VIEWS  
SURROUNDING\* \*CLOSE TO LICHFIELD  
CITY CENTRE\***

This fantastic opportunity has come to market at Broom Leasoe House on Brookhay Lane in Lichfield. Situated in a unique peaceful location, not far from Lichfield City Centre, Barton Marina, and a vast array of popular amenities as well as being in the catchment area for King Edward VI School, the apartment boasts deceptively spacious accommodation throughout. Complimented by wonderful character features, this apartment consists of a spacious living room with beautiful private views out to fields, a separate kitchen, family sized bathroom, two double bedrooms, and private residents only parking.







## Property Specification

UNIQUE OPPORTUNITY  
SPACIOUS TWO BEDROOM APARTMENT WITH STUNNING  
VIEWS  
CHARMING CHARACTER FEATURES  
TWO DOUBLE BEDROOMS  
SPACIOUS LIVING ROOM WITH VIEWS OUT TO FIELDS

**Living Room 16' 1" x 14' 8"**  
**(4.89m x 4.48m)**

**Kitchen 9' 1" x 5' 10" (2.76m x 1.79m)**

**Bathroom 9' 9" x 5' 2" (2.97m x 1.57m)**

**Bedroom One 12' 10" x 9' 1"**  
**(3.92m x 2.76m)**

**Bedroom Two 15' 11" x 12' 11"**  
**(4.85m x 3.94m)**

### Agent's Note:

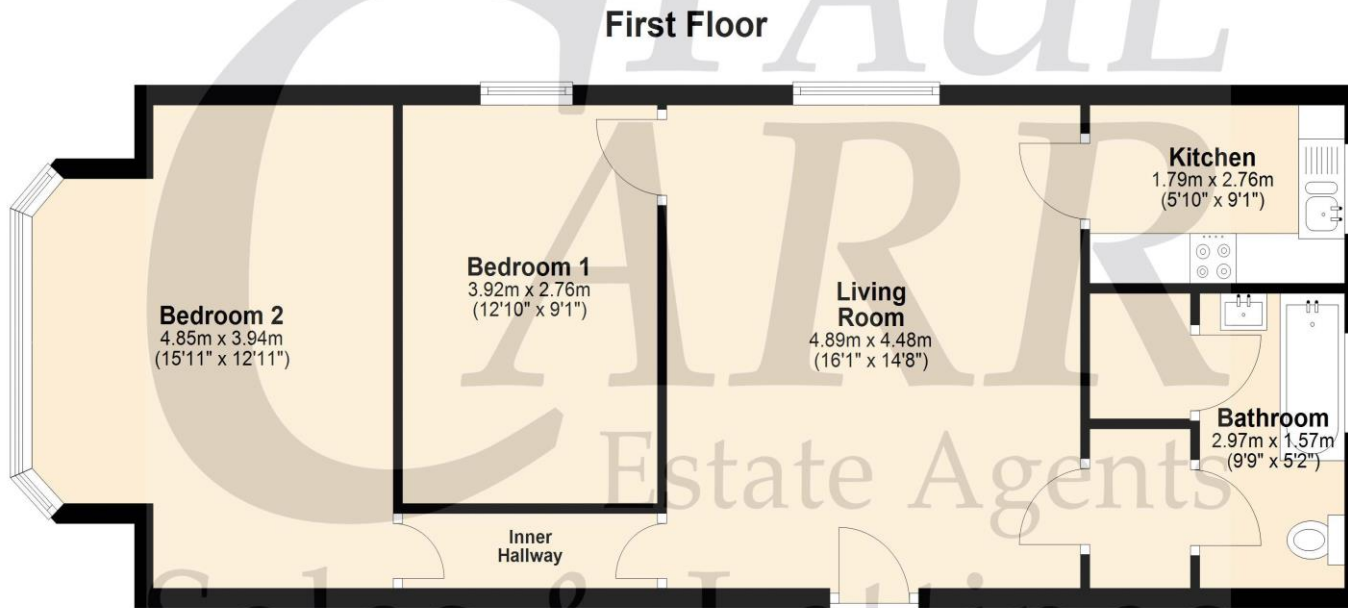
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 21st August 2024

### Viewer's Note:

Services connected: Electric/water/drainage (no gas)  
Council tax band: A  
Tenure: Leasehold 963 years remaining  
Ground Rent & Service Charge: £2088  
No loft

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

## Map Location

