



Nottingham Road, Whittington Barracks
Lichfield, WS14 9TG

£120,000

Whittington Barracks

Offers around £125,000

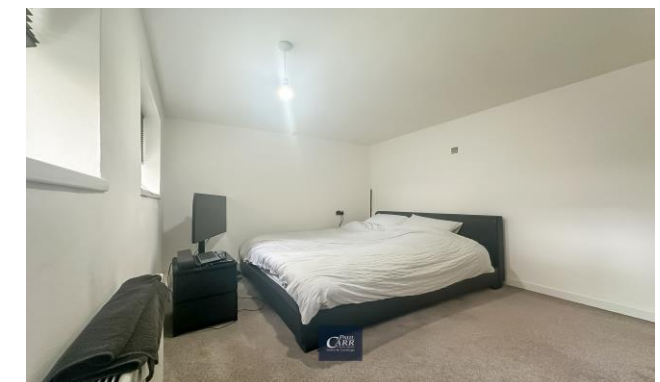


This well-presented two-bedroom ground floor flat, located on Nottingham Road in the sought-after Whittington Barracks area, offers comfortable and convenient living in a peaceful setting.

The property comprises an entrance hall leading to a spacious and bright lounge, a modern fitted kitchen, two well-proportioned double bedrooms, and a stylish bathroom. Ample storage is provided throughout, including built-in wardrobes in the second bedroom, a useful store cupboard in the entrance hall, and three additional external storage cupboards.

Externally, the property benefits from an allocated parking space and access to a well-maintained communal garden area. Set in a quiet and desirable location, this property would make an ideal home for first-time buyers, downsizers, or investors alike.

Internal viewing is highly recommended to fully appreciate the space and quality on offer.





Property Specification

TWO BEDROOM GROUND FLOOR FLAT
WELL PRESENTED THROUGHOUT
RECENTLY REFITTED MODERN KITCHEN
SPACIOUS LOUNGE
TWO DOUBLE BEDROOMS

Entrance Hall

Lounge 17' 9" (max) x 11' 7" (max) (5.41m x 3.53m)

Kitchen 13' 5" x 6' 10" (4.09m x 2.08m)

Bedroom One 14' 7" x 9' 11" (4.44m x 3.02m)

Bedroom Two 12' 4" x 8' 6" (3.76m x 2.59m)

Bathroom 6' 8" x 8' 1" (2.03m x 2.46m)

Outside Store Cupboard 1 7' 3" x 3' 4" (2.21m x 1.02m)

Outside Store Cupboard 2 3' 1" x 2' 6" (0.94m x 0.76m)

Outside Store Cupboard 3 5' 10" x 2' 11" (1.78m x 0.89m)

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: 18th October 2025

Viewer's Note:

Services connected: Electric/Water/Drainage
Council tax band: B

Tenure: Leasehold 100 years remaining
Ground Rent & Service Charge: £2552 PA

Floor Plan

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

Ground Floor



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

