



Connells

Wightman House Beatrice Court
Lichfield

Wightman House Beatrice Court Lichfield WS13 6UF

for sale offers in the region of
£325,000



Property Description

****NO ONWARD CHAIN****

Connells Estate Agents are so pleased to offer for sale this truly lovely and very spacious two bedroom ground floor apartment with its own private entrance, benefiting from a private rear garden and is situated in the heart of the City Centre.

Boasting a secure private parking space, the apartment would be ideal for those downsizing who really cherish their outdoor space and who are looking for one level accommodation. Internally we have a good size entrance hallway, an extra large lounge with ample dining area and a modern kitchen off, two double bedrooms, the master having an en-suite shower room plus a further deluxe family bathroom.

Beatrice Court is located right on the edge of our vibrant City Centre and we can offer the luxury of being a short stroll from the City Train Station, the City Bus Station, Lichfield Cathedral, Beacon Park and the Centre itself which is full of beautiful shops, restaurants, supermarkets and leisure facilities, a wonderful place to live.

****CONNELLS LICHFIELD CITY OFFER
FREE HOME VALUATIONS, CALL OUR
FRIENDLY TEAM FOR MORE
INFORMATION****



Entrance Hallway

Having entrance door to the front, storage cupboard housing tank and doors leading off to:

Open Plan Lounge Kitchen Diner

11' 4" x 25' 10" (3.45m x 7.87m)

The lounge area benefits from double glazed patio doors and windows to the rear garden, radiator, TV & telephone points.

The modern fitted kitchen benefits from a range of wall and base units having Silestone worktops over incorporating stainless steel sink, induction hob, electric oven, integrated appliances including microwave, dishwasher, fridge/freezer and washer/dryer and double glazed window to the front.

Master Bedroom With En-Suite

16' 9" max x 8' 10" max (5.11m max x 2.69m max)

Having double glazed window to the rear, radiator, TV point and door leading to

En-Suite

Partially tiled, the modern Duravit suite comprises low level flush WC, wash hand basin set within vanity unit, walk-in shower cubicle, heated towel rail, underfloor heating and extractor fan.

Bedroom Two

12' 5" x 8' 11" max (3.78m x 2.72m max)

With double glazed sash windows, radiator and TV point.

Principal Bathroom

Partially tiled with a modern Duravit suite having bath with mixer tap, rainfall shower over and separate hair wash attachment, low level flush WC, wash hand basin set within vanity unit, extractor fan, underfloor heating and heated towel rail.

Private Rear Garden

A lovely and rather private rear garden.

Outside

The apartment benefits from one allocated parking space in the secure main car park immediately outside of the entrance door to the apartment.

To the rear, the apartment boasts a private rear garden, mainly laid to patio.

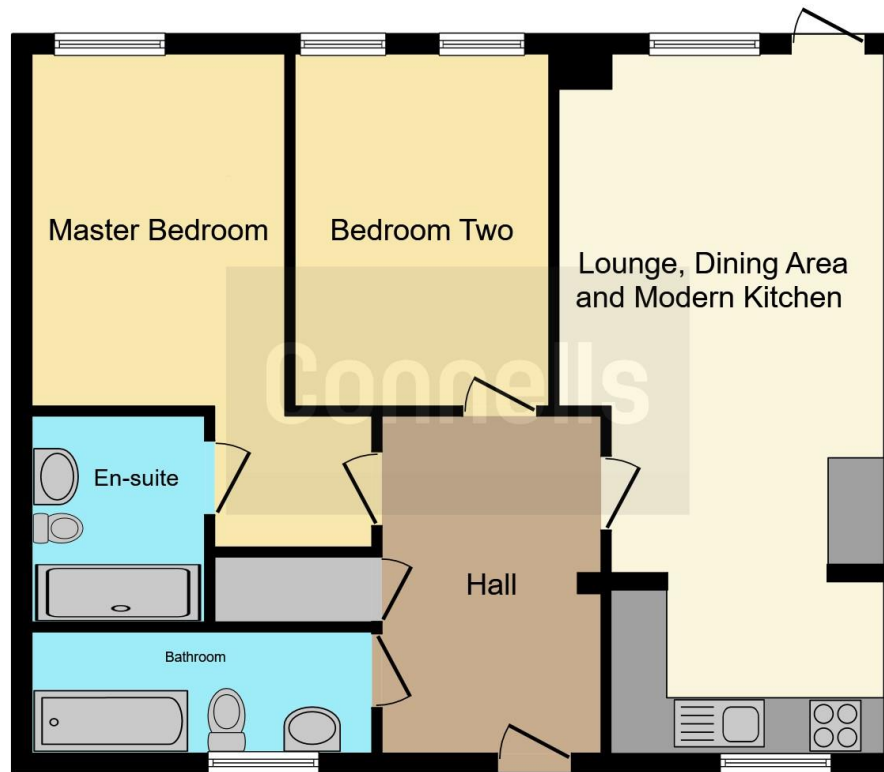
Notes

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs. EPC - D COUNCIL TAX BAND - D









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/LFD311445

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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