



Beacon Street
Lichfield WS13 7BG

for sale
£135,000



Property Description

****WHAT A TREAT****

****ABSOLUTELY TREMENDOUS PROPERTY BEING PERFECT FOR BUY TO LET INVESTORS LOOKING FOR A SUPER YIELD OR FIRST TIME BUYERS LOOKING TO GET ON THE PROPERTY LADDER IN ONE OF THE MOST SOUGHT AFTER CITIES IN THE MIDLANDS****

Boasting a truly envious location, this ground floor apartment is found along the famous Beacon Street in Central Lichfield and affords the new buyer very easy access into Beacon Park itself (Greenhough Road adjacent has its own entry into the Park) along with being close to some great pubs, restaurants, Lichfield Cathedral and of course the City Centre itself.

Internally we have a secure communal entrance with access to the rear communal garden, the properties hallway, storage area (which could double as walk in wardrobes or even a study area), living room, kitchen, bathroom and two bedrooms.

****NO ONWARD CHAIN, READY TO BUY AND MOVE INTO IMMEDIATELY****

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****PROPERTIES IN CENTRAL LICHFIELD DO NOT COME ON AT THIS PRICE VERY OFTEN****

Secure Communal Entrance

Entrance Hallway

Living Room

9' 8" x 11' 4" (2.95m x 3.45m)

Kitchen

8' 6" x 9' 1" (2.59m x 2.77m)

Large Storage Or Study Area

Master Bedroom

10' 11" x 11' 9" (3.33m x 3.58m)

Bedroom Two

7' 2" x 9' 6" (2.18m x 2.90m)

Bathroom

Communal Garden

On The Road Parking

No Chain

Tenure Details

We have been told the following however please verify with a legal conveyancer - 102 years remaining on the lease. £20 per year Ground Rent. £28 per month Service Charge.









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: C Council Tax
 Band: B

Service Charge: 336.00 Ground Rent:
 20.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LFD311865

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Apr 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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