



**Lichfield Court High Street, Shirley Solihull B90 1EY**

**welcome to**

## **Lichfield Court High Street, Shirley Solihull**

A very well presented two bedroom first floor apartment being sold with tenant-in-situ. The current tenants are paying £1000 per calendar month and the apartment is situated in the sought after area of Shirley. This is a fantastic investment opportunity.

### **Agent Note**

The Council Tax Band is B. The length of the lease is 155 years from 25th March 2009.

### **Entrance Porch**

Secure communal entrance with stairs rising to the upper floors.

### **Entrance Hall**

Door to side. Telecommunications, central heating radiator and access to storage cupboard.

### **Lounge**

16' 11" x 10' 9" into recess ( 5.16m x 3.28m into recess )  
Double glazed window to rear. Central heating radiator and access to storage cupboard.

### **Kitchen**

8' 1" x 7' 10" ( 2.46m x 2.39m )  
Double glazed window to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven, gas hob and extractor hood over). Space for free standing appliances (fridge-freezer & washing machine). Tiling to splash prone areas and boiler.

### **Bedroom One**

15' 6" x 9' 11" ( 4.72m x 3.02m )  
Double glazed window to front. Central heating radiator.

### **Bedroom Two**

11' 11" x 7' 10" ( 3.63m x 2.39m )  
Double glazed window to front. Central heating radiator.

### **Bathroom**

Toilet vanity, wall mounted hand wash basin with vanity unit and bath with screen and wall mounted

shower over. Heated towel rail and tiling to splash prone areas.

### **Parking**

Communal parking.





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## Lichfield Court High Street, Shirley Solihull

- BEING SOLD WITH TENANT-IN-SITU
- RENT ACHIEVABLE APPROXIMATELY £1000 PER MONTH
- TWO BEDROOM FIRST FLOOR APARTMENT
- LOUNGE-DINER
- KITCHEN

Tenure: Leasehold EPC Rating: C

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.

offers over

**£170,000**



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](http://www.focalagent.com)

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SLY111209 - 0004

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