

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



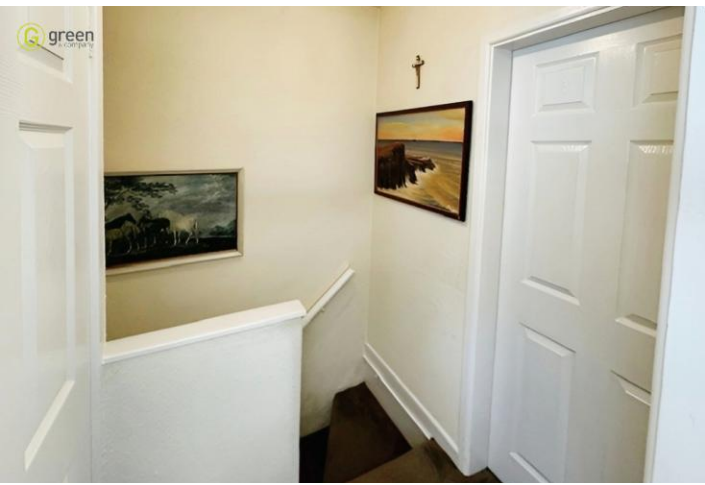
Tamworth | 01827 68444 (option 1)



- NO UPWARD CHAIN
- LOVELY TERRACED COTTAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CELLAR
- DOUBLE BEDROOM WITH WARDROBE

Upper St. John Street, Lichfield, WS14 9ED

£175,000



Property Description

This lovely terraced cottage is very well located close to Lichfield City centre with its excellent facilities for recreation. Lichfield City railway station is conveniently to hand too making the property perfect for the commuter. With gas central heating and UPVC double glazing the property has a fitted kitchen and cottage style lounge, cellar, double bedroom with a large built in wardrobe and a bathroom with a shower. To the rear is a courtyard garden plus communal gardens which run across the row of terraced houses. With the benefit of no upward chain, viewing is recommended of the accommodation which in more detail comprises:

LOUNGE 11' x 11' 10" (3.35m x 3.61m) with a front door, double glazed window, door leading to

FITTED KITCHEN 8' 3" x 9' (2.51m x 2.74m) Being fitted with a range of base cupboards and drawer units, inset sink unit, wall cupboards, gas hob with extractor hood over, electric integrated oven, space for a washing machine, metro tiled splashbacks, double glazed window and exterior door, radiator, doors to the cellar and to the stairs leading up.

CELLAR 8' 6" x 9' (2.59m x 2.74m) approached via a brick staircase from the kitchen and having power point and light.

FIRST FLOOR LANDING Approached via a staircase from the kitchen. Airing cupboard housing a Baxi combination gas fired central heating boiler which serves the central heating and hot water.

BEDROOM 11' x 11' 10" (3.35m x 3.61m) Having a radiator, double glazed window to the front, built in wardrobe.

BATHROOM with a double glazed window, radiator, bath with thermostatic shower and glazed screen over, low level WC, pedestal wash basin.

OUTSIDE REAR Immediately behind the kitchen is a paved courtyard beyond which is a large communal garden which runs behind the row of terraced houses. There is pedestrian access for the neighbouring property across the rear of the courtyard.

COMMUNAL GARDEN CHARGE There is a charge which covers the maintenance of the communal garden area paid to Orbit Housing for approx. £25 per month

Under the Code of Practice for Estate Agents Green and Company now declare that the vendor of the property is a relative of an employee of Green and Company, and we now report that fact.

Council Tax Band A - Lichfield District Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, limited for Three, O2 and Vodafone

Broadband coverage:-
Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.
Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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