



121 Chesterfield Road, Lichfield
Lichfield WS14 0AA

Downes & Daughters
ESTATE AGENCY

121 Chesterfield Road, Lichfield
Lichfield WS14 0AA
£215,000

Downes & Daughters is delighted to offer for sale this attractive 'open plan' ground floor apartment, with the rare benefit of a single garage and driveway, in a central location with stunning views of the historic Sandfields Pumping Station. In the shadows of one of Lichfield's most impressive buildings this attractive apartment is presented in a faultless modern style, contrasting perfectly with the industrial heritage of its neighbour. Blessed with its own private entrance the internal accommodation comprises:

Entrance hallway with useful airing cupboard, a hugely flexible open plan living/dining room opening seamlessly in to the kitchen area, and two bedrooms served by a modern bathroom. This impressive apartment is immaculately presented by the current owners with the main living accommodation benefiting from a bright double aspect. Further benefits include the rare inclusion of a private garage and driveway parking.

Viewing is essential to appreciate the attractive nature of this property and its central location.

INTERNAL ACCOMMODATION

The private entrance leads directly in to a welcoming hallway with a useful airing cupboard. The living/dining room has a contemporary 'open plan' hugely flexible layout with a bright double aspect. The room seamlessly flows in to the kitchen with a selection of modern wall and floor units, integrated electric oven and hob and space for further appliances. The hallway also gives access to two bedrooms with windows to the front aspect, both served by a modern bathroom.

OUTSIDE

The property has the rare benefit of a single garage with an allocated parking space directly in front of it and also enjoys the manicured gardens surrounding the development.

FURTHER INFORMATION

Leasehold With 106 Years Remaining (TBC By Solicitor) • Service Charge Approx £857.40 PA • Ground Rent Approx £250 PA • Council Tax Band B • No Onward Chain



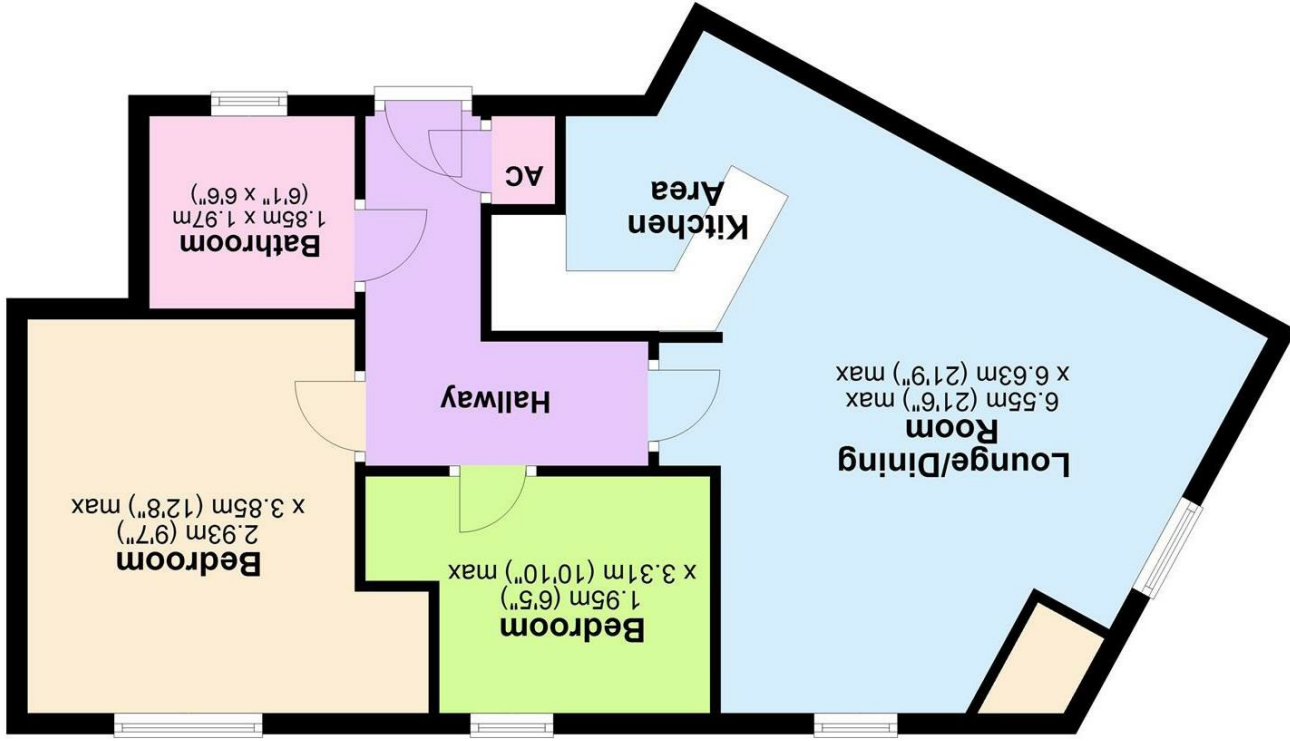




5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
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Total area: approx. 58.3 sq. metres (627.3 sq. feet)



Ground Floor
Approx. 58.3 sq. metres (627.3 sq. feet)



| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Client | Domestic |
| Very environmentally friendly - lower CO ₂ emissions | (92 pphs) |
| A | (81-91) |
| B | (69-80) |
| C | (55-68) |
| D | (39-64) |
| E | (21-38) |
| F | (1-20) |
| G | (1-20) |
| Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |
| England & Wales | |

| Energy Efficiency Rating | |
|---|-----------|
| Client | Domestic |
| Very energy efficient - lower running costs | (92 pphs) |
| A | (81-91) |
| B | (69-80) |
| C | (55-68) |
| D | (39-64) |
| E | (21-38) |
| F | (1-20) |
| G | (1-20) |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | |

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