



15 The Sycamores,
Lichfield WS14 9ES

Downes & Daughters
ESTATE AGENCY

15 The Sycamores,
Lichfield WS14 9ES
£159,950

A stylishly presented one bedroom freehold house, in a secluded position, on this popular development only 0.7 miles away from Lichfield City Station and all the trappings of Lichfield's vibrant City Centre. Presented in a contemporary style, the ground floor boasts a living and dining room and modern high gloss fitted kitchen whilst the first floor offers a spacious bedroom with fitted wardrobe, storage cupboard and home working space and a modern bathroom. Externally there is an allocated parking space and communal lawned gardens.

Viewing is essential to appreciate the charming nature of this delightful home and the value it offers in today's market.

GROUND FLOOR

Living & Dining Room With Storage Cupboard • Modern Kitchen With High Gloss Units • Stairs Rising To First Floor

FIRST FLOOR

Landing • Bedroom With Fitted Wardrobes & Storage Cupboard • Bathroom

OUTSIDE

Block Paved Car Park With Allocated Parking Space • Visitor Parking • Communal Lawned Gardens

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band B • Energy Rating D • Electric Heating & Hot Water • Mains Water & Sewerage • Estate Service Charge Of Approx. £1,100 PA (inc. building insurance) • Peppercorn Ground Rent Of £5 PA



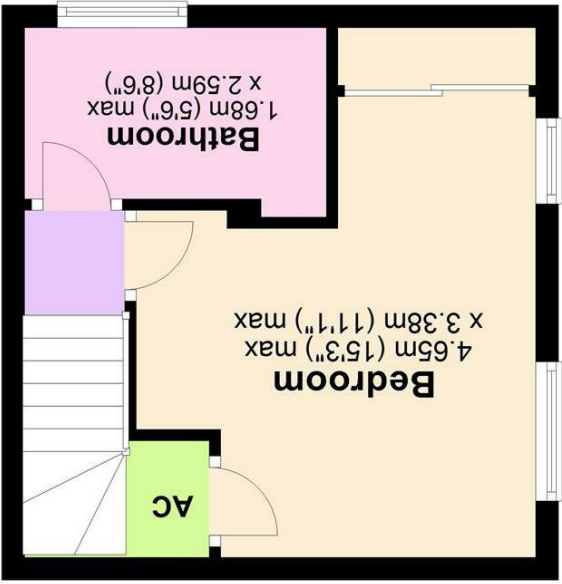




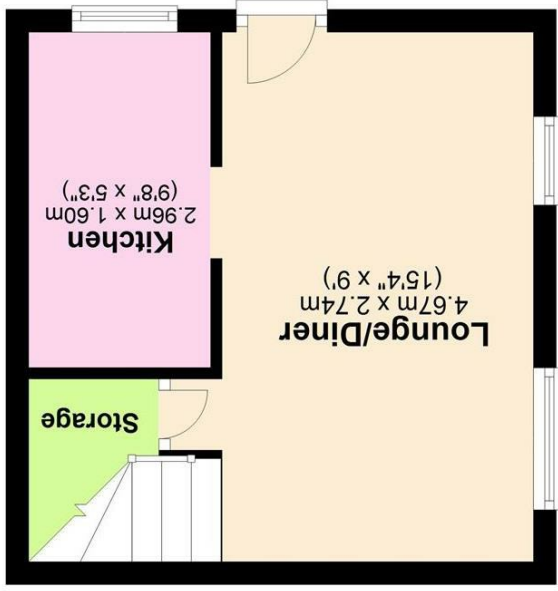
5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



Total area: approx. 41.0 sq. metres (440.9 sq. feet)



First Floor
Approx. 20.2 sq. metres (217.3 sq. feet)



Ground Floor
Approx. 20.8 sq. metres (223.6 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
(56-68)	D
(39-64)	E
(21-38)	F
(1-20)	G
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
(56-68)	D
(39-64)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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