



16 Gledhill Park Tamworth Road,  
Lichfield WS14 9HS

Downes & Daughters  
ESTATE AGENCY

16 Gledhill Park Tamworth Road,  
Lichfield WS14 9HS  
£170,000

A two bedroom first floor apartment, in need of some internal updating and offered for sale with no onward chain. Occupying a pleasant position within this popular development of just twenty apartments in a convenient South Lichfield location backing on to the current restoration of the Hatherton Canal. Blessed with a recently extended lease and the added benefit of delightfully presented communal gardens and a private garage, the internal accommodation extends to nearly 700sq.ft comprising: Entrance hallway with telecom entry and storage cupboard, two bedrooms with fitted wardrobes, bathroom, spacious living/dining room with gas fire and a fitted kitchen with breakfast bar. Externally the rare benefit of a single garage and neat gardens is a welcome feature, as is the inclusion of guest parking at the entrance to the development.

Only a mile from the city centre this property really should be viewed to appreciate the opportunity on offer.

**COMMUNAL AREAS**

Front Entrance Door With Telecom • Rear Door To Gardens • Stairs Rise To First Floor Landing & Entrance To Apartment

**INTERNAL ACCOMMODATION**

Entrance Hallway (storage cupboards) • Spacious Living & Dining Room • Fitted Kitchen • Bedroom One (fitted wardrobes) • Bedroom Two (fitted wardrobes) • Bathroom

**OUTSIDE**

Gledhill Park benefits from attractive landscaped communal areas which are always beautifully presented. The development backs on to the former route of the Hatherton Canal which is currently being restored. There is also a single garage with allocated parking and guest parking found at entrance to the development.

**FURTHER INFORMATION**

Lease to be extended to 147 Years • Council Tax Band C • Energy Rating E • Peppercorn Ground Rent • Service Charge £2046.50 per annum • All Mains Services • No Onward Chain



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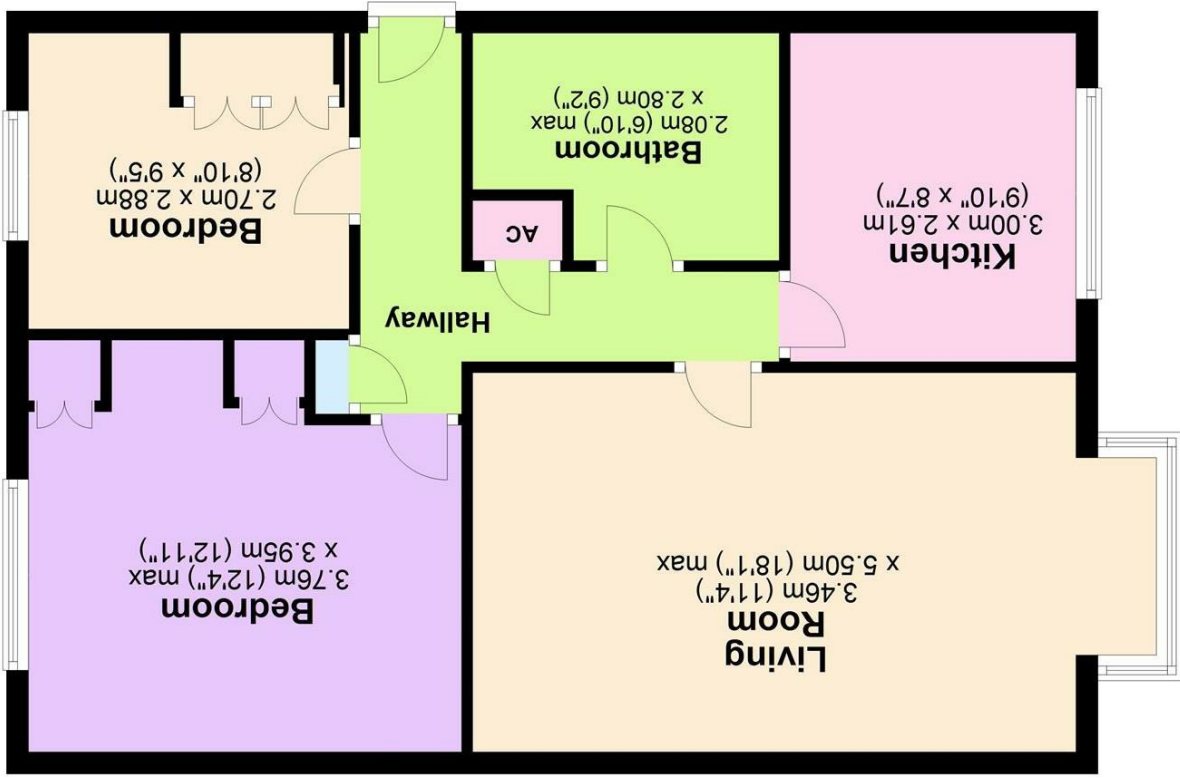




5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099  
www.downesanddaughters.co.uk



Total area: approx. 62.9 sq. metres (677.0 sq. feet)



Top Floor Flat  
Approx. 62.9 sq. metres (677.0 sq. feet)

| Environmental Impact (CO <sub>2</sub> ) Rating                                   |                 |
|----------------------------------------------------------------------------------|-----------------|
| Client                                                                           | Domestic        |
| Current                                                                          |                 |
| Target                                                                           |                 |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(22 points) A |                 |
| Environmentally friendly (41-47) B                                               |                 |
| Decent (58-60) C                                                                 |                 |
| Average (69-88) D                                                                |                 |
| Poor (93-104) E                                                                  |                 |
| Very poor (113-138) F                                                            |                 |
| Unacceptable (147-201) G                                                         |                 |
| EU Directive 2002/91/EC                                                          | England & Wales |
| Client                                                                           | Domestic        |
| Current                                                                          | 53              |
| Target                                                                           | 68              |
| Very energy efficient - higher energy costs<br>(1-20) A                          |                 |
| Energy efficient (21-30) B                                                       |                 |
| Decent (31-40) C                                                                 |                 |
| Average (41-50) D                                                                |                 |
| Poor (51-60) E                                                                   |                 |
| Very poor (61-70) F                                                              |                 |
| Unacceptable (71-100) G                                                          |                 |
| EU Directive 2002/91/EC                                                          | England & Wales |