



10 Brewhouse Court Wheel Lane,
Lichfield WS13 7QP

Downes & Daughters
ESTATE AGENCY

10 Brewhouse Court Wheel Lane, Lichfield WS13 7QP £185,000

One of only two garden apartments within this 'building of historical interest' development, converting the old Victorian brewhouse of Beacon Street in to modern apartments in 1999. Boasting an attractive mix of just 23 apartments with a central car park providing allocated parking spaces, in a desirable central location only a short walk from a range of local shops, Morrisons Superstore and the open spaces of Beacon Park. This attractive dwelling is particularly desirable as it is offered for sale with an extended lease, no onward chain and boasts the only garden within the development which is accessed from the living room and enjoys a bright southerly aspect and an attractive boundary wall. The internal accommodation comprises: Entrance hallway with storage cupboard, living room with French doors to the garden, kitchen, principal bedroom with fitted wardrobes and an en suite shower room and a second bedroom or study. The attractive courtyard garden enjoys a sunny aspect and has been designed with low maintenance in mind with a patio and cobbled seating area, established borders and a timber storage shed. The communal carpark provides one allocated parking.

Viewing is essential to appreciate the unique nature of this apartment within the development and its convenient position for access to the City Centre.

INTERNAL ACCOMMODATION

Hallway With Storage Cupboard • Living Room With Ceiling Fan & French Doors To Garden • Kitchen • Principal Bedroom With Fitted Wardrobes & Ceiling Fan • En Suite Shower Room • Bedroom Two • Bathroom

OUTSIDE

South Facing Walled Courtyard Garden • Timber Storage Shed • CCTV Wall Mounted Camera • Professionally Installed Burglar Alarm • Communal Hallway • Allocated Parking Space Within Shared Carpark

FURTHER INFORMATION

Leasehold With 219 Years Remaining (TBC By Solicitor) • Council Tax Band B • Energy Rating C • Service Charge Of £1,120 PA • Ground Rent £50 PA • All Mains Services • No Onward Chain

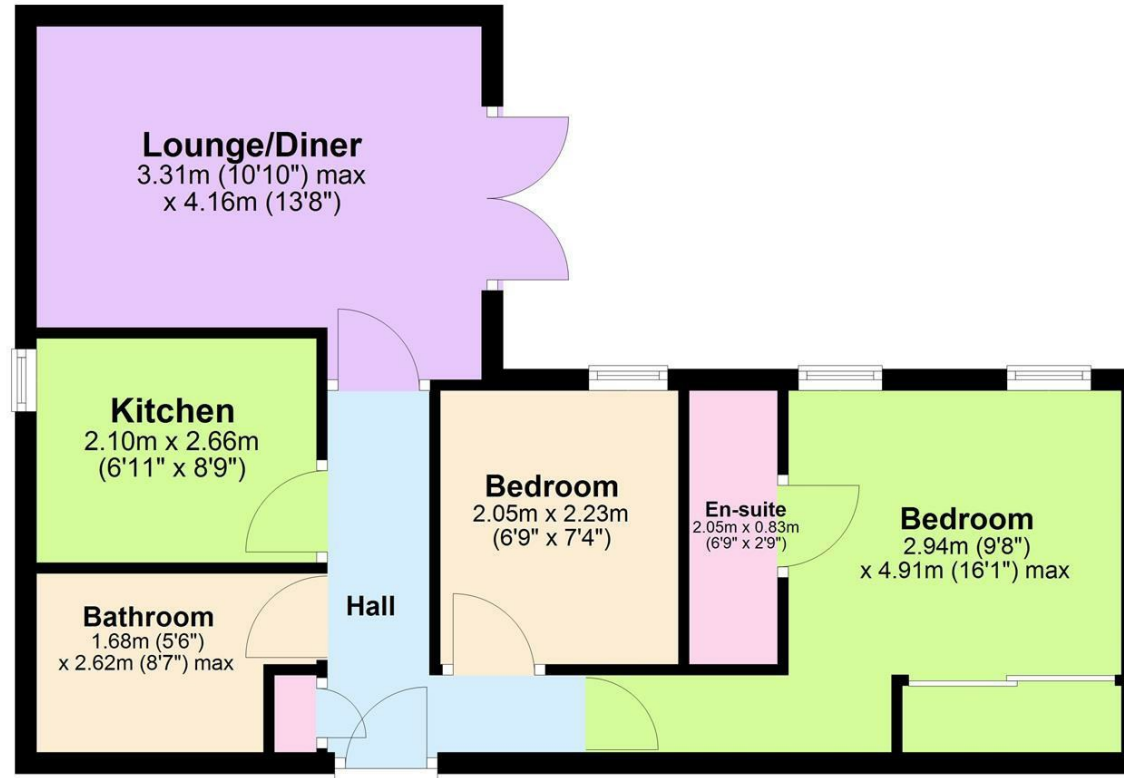






Ground Floor

Approx. 48.9 sq. metres (525.8 sq. feet)



Total area: approx. 48.9 sq. metres (525.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		72 73
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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