



**Whitehouse Drive,**  
Lichfield, WS13 8FE  
**£215,000**



Newton Fallowell are pleased to bring to the market this superb, second floor apartment for sale in the popular Darwin Park Estate.

This property briefly comprises of; hallway, open plan lounge/dining room and a separate kitchen area. The property also has two double bedrooms; with the main bedroom benefitting from fitted wardrobes, a contemporary style bathroom and allocated parking & garage.

The property has an extended lease of approximately 171 years and benefits from no ground rent. Service charge is £1500.00 per annum.

\*\*\*NO UPWARD CHAIN\*\*\*

Give us a call today to book a viewing!

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





Approximate total area<sup>(1)</sup>  
697.83 ft<sup>2</sup>

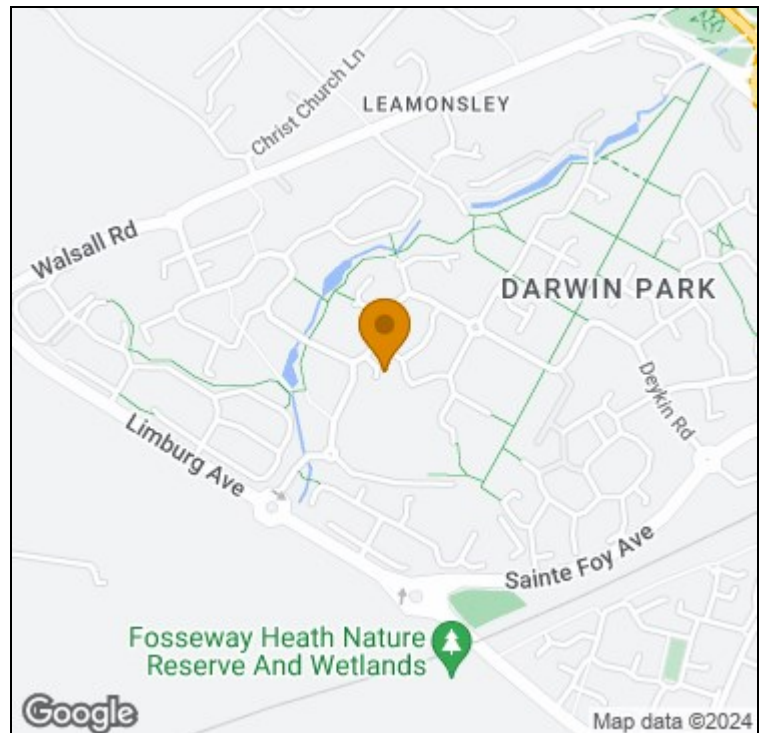
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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