

HUNTERS[®]

HERE TO GET *you* THERE



Lower Sandford Street

Lichfield, WS13 6QY

Asking Price £100,000



Council Tax: C



54 Andrews House Lower Sandford Street

Lichfield, WS13 6QY

Asking Price £100,000



ENTRANCE

Entering the building via a communal door on the ground floor and having stairs and lift access to the property located up on the sixth floor.

The property is accessed via a wooden door into the hallway comprising of two ceiling light points and a storage heater.

LOUNGE

Accessed via a wooden door with glass panelling, having a single glass pane window facing out to the front of the property, two ceiling light points and storage heater.

KITCHEN

having base and wall units with roll top work surfaces, stainless steel sink with drainer and mixer tap. Freestanding electric cooker with hob and space with plumbing for a washing machine. Ceiling light point, part tiling to walls, pantry cupboard and a single pane glass window with two obscure panels

BATHROOM

The bathroom is fully tiled comprising of a vanity hand wash basin with mixer tap, close-coupled WC and a walk in shower cubicle with overhead electric shower. Ceiling light point and extractor fan

BEDROOM

having a single pane window facing out to the front of the property, one ceiling light point and storage heater.

AGENTS NOTE

The property is LEASEHOLD

We have been advised by the seller that there are

121 years remaining on the lease and there is an annual service charge of £3,258.24 (£271.48 PCM) Parking is subject to availability and agreed with the house manager.



Road Map



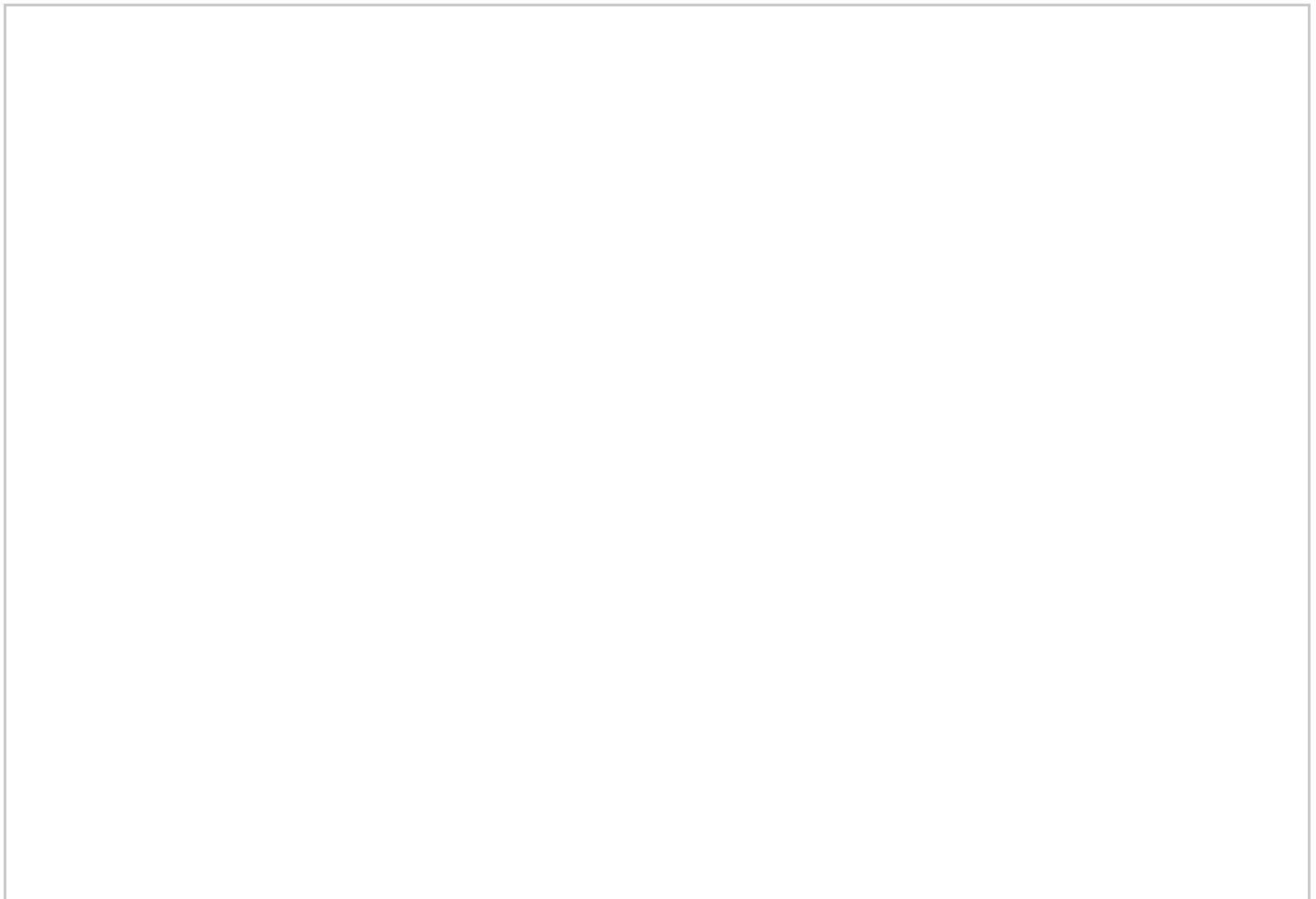
Hybrid Map



Terrain Map



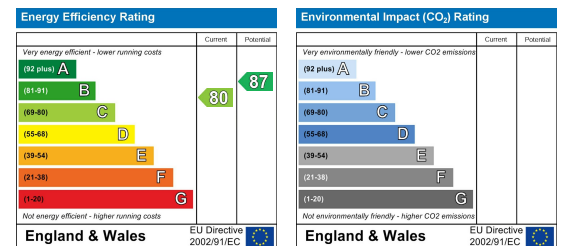
Floor Plan



Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.