

HUNTERS[®]

HERE TO GET *you* THERE



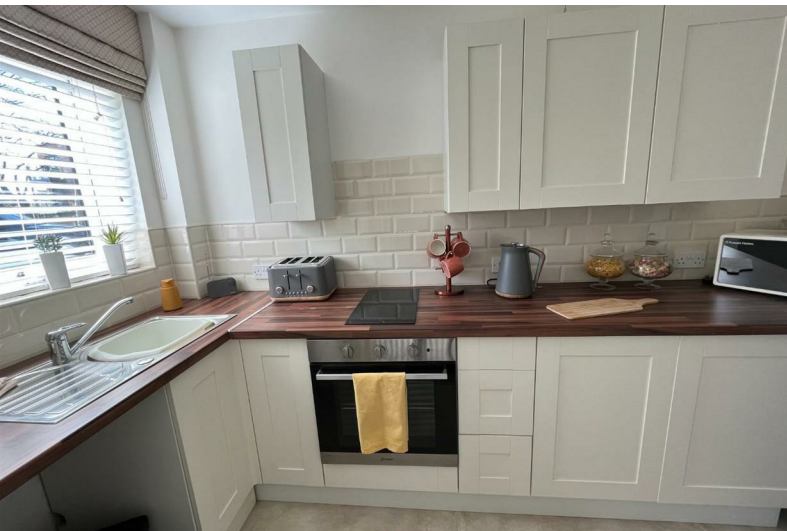
Maxwell Close

Lichfield, WS13 6TZ

Offers In The Region Of £75,000



Council Tax: A



Flat 16 Mercian Court Maxwell Close

Lichfield, WS13 6TZ

Offers In The Region Of £75,000



COMMUNAL AREA

Accessed via a secure Intercom system into the communal hallway, the property is located on the ground floor

ENTRANCE HALL

having a range of useful fitted storage including a wardrobe which provides hanging space and an airing cupboard housing the water cylinder. Ceiling light point, intercom system, emergency pull cord, storage radiator and access to all accommodation

LIVING ROOM

having a ceiling light point, storage radiator, UPVC double glazed window to rear aspect and access to

RE-FITTED KITCHEN

A newly fitted and modern kitchen having a range of wall and base units with wood effect roll top work surface and inset stainless steel sink with drainer. Integrated electric oven and induction hob, space with plumbing for a washing machine and further appliance space for a fridge/freezer. Ceiling light point, part tiling to walls, vinyl flooring and UPVC double glazed window to rear aspect.

BEDROOM

having a ceiling light point, emergency pull cord, electric radiator and UPVC double glazed window to front aspect

SHOWER ROOM

comprising of a double walk-in shower cubicle with electric shower, vanity hand wash basin and vanity WC. Ceiling light point, part tiling to walls, vinyl flooring and a frosted UPVC double-glazed window to the front aspect.

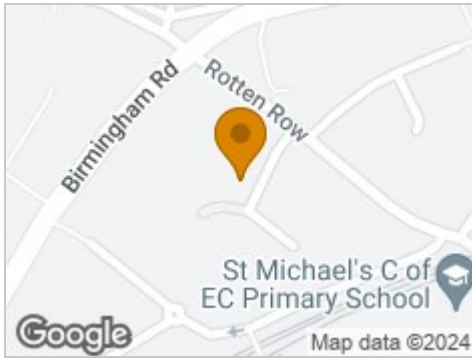
AGENTS NOTE

The sale of this property is for over 55's and is for 70% shared ownership. The other 30% is owned by Clarion Homes and there is NO ADDITIONAL RENTAL PAYMENT due to the property being part of the affordable housing scheme.

We have been advised by the seller that the property is Leasehold with 60 years remaining on the lease. There is an annual service charge of £960.00 which can be paid monthly.



Road Map



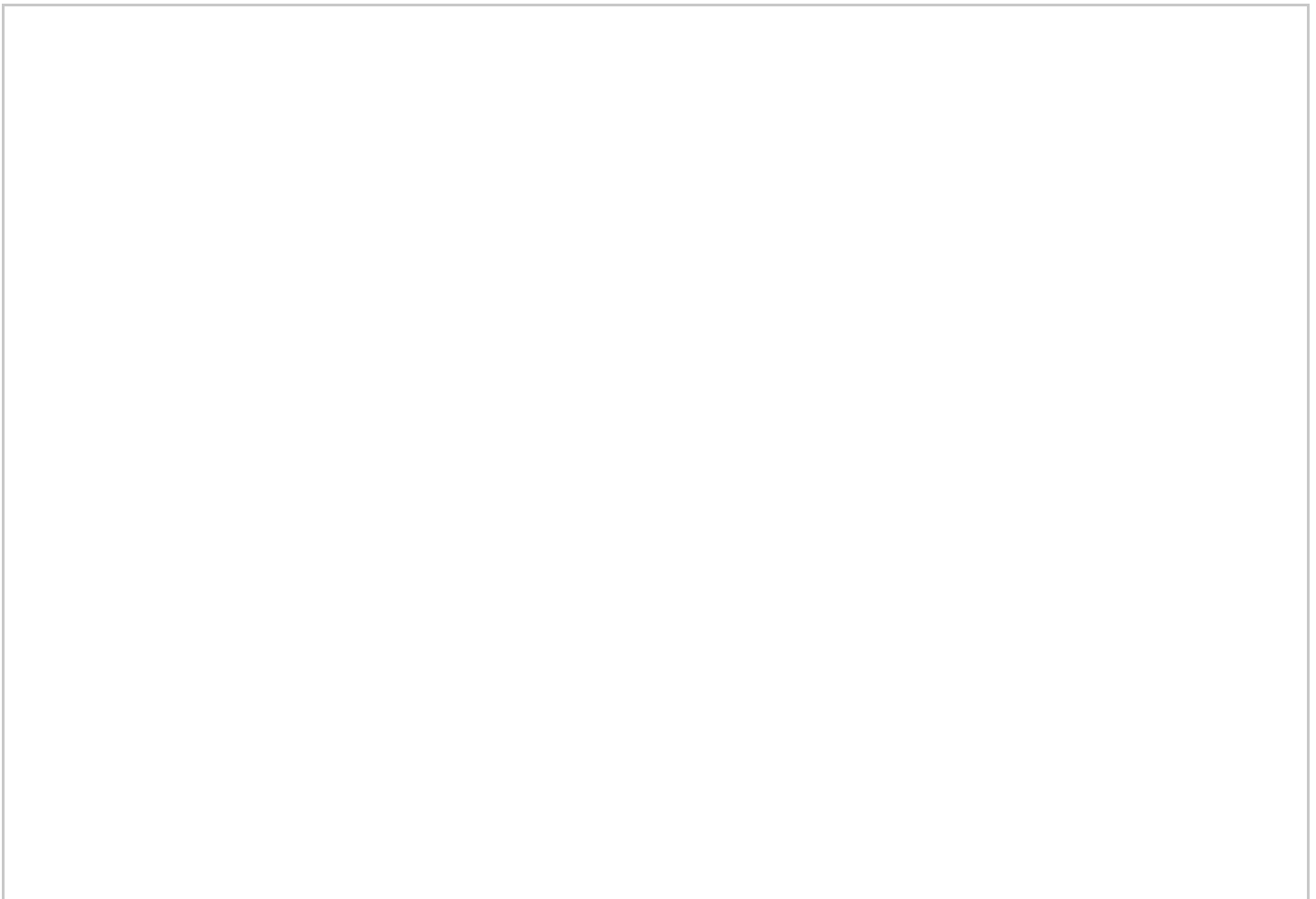
Hybrid Map



Terrain Map



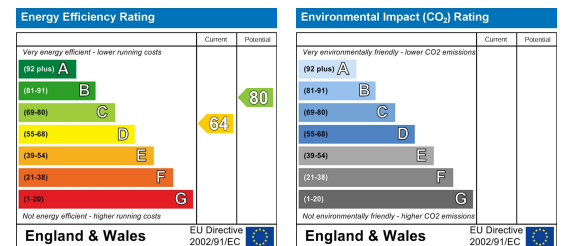
Floor Plan



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.