

HUNTERS[®]

HERE TO GET *you* THERE



Flat 8 Festival Court, Walsall Road

Lichfield, WS13 6UQ

Guide Price £225,000



Council Tax: B



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Communal Entrance

having a secure intercom system and post boxes for each apartment

Hallway

having two ceiling light points, loft access, radiator and laminate flooring

Living Room

bursting with light and having a wonderful feature of an arch window overlooking Beacon Park. Ceiling light point, Velux window, radiator and laminate flooring

Kitchen

newly fitted with a modern kitchen comprising of wall and base units with wood work surfaces and an inset acrylic sink with drainer. Electric oven and a gas hob with a splash back and an extractor hood above. Further appliance space for a fridge-freezer and a washing machine. Inset ceiling spotlights, Velux window offering views of the Cathedral, radiator and laminate flooring

Bedroom

benefitting from a built-in double wardrobe providing ample hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bathroom

with a newly fitted suite comprising of a panelled bath with a mains powered overhead shower fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, Velux window, part tiling to walls, towel radiator and laminate flooring

Outside

there is enclosed communal outside space to the rear as well as the allocated parking

AGENTS NOTE

PLEASE BE ADVISED THAT THERE ARE SOME AREAS OF THE PROPERTY WITH RESTRICTED HEAD HEIGHT

There are 990 years remaining on the lease

There is an annual service charge of £1200

****Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.****



Road Map



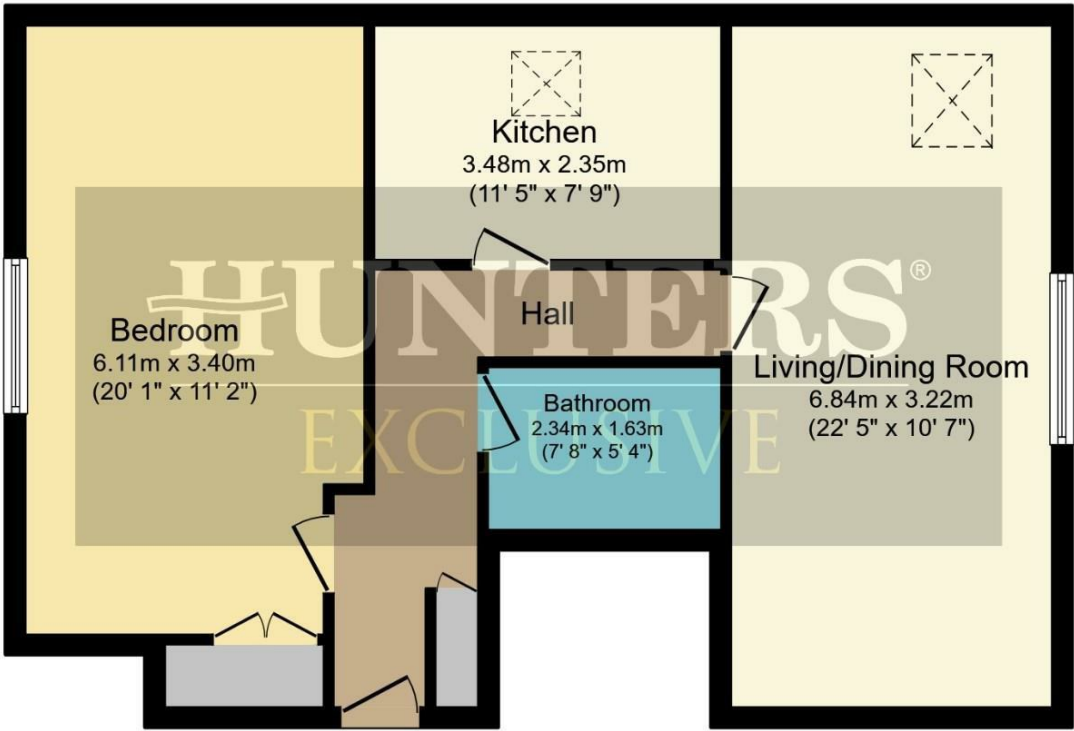
Hybrid Map



Terrain Map



Floor Plan



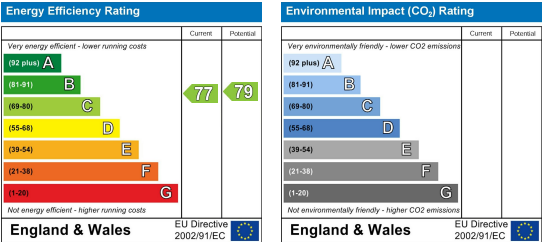
Total floor area 64.9 m² (699 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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.