



4 Swallows Reach Swallow Croft, Lichfield, WS13 7HS

Offers In Excess Of £190,000

this two bedroomed apartment is located in a popular area of Lichfield, perfect for first time buyers. Offered for sale with no upward chain and benefitting from allocated parking. The property in brief comprises of; Communal Entrance, Open Plan Kitchen/Dining room, Bathroom, Main Bedroom and a Mezzanine floor. UPVC double-glazing and gas central heating. EPC Rating - C

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Communal Entrance

accessed via a communal door with an intercom system and stairs up to the apartment entrance door

Open Plan Kitchen/Dining Room

accessed via a wooden front door, having a ceiling light point, useful storage cupboard and two radiators. Range of base and wall units with rolltop work surfaces, stainless steel sink and drainer, gas hob and electric oven with an extractor fan and tiled splashback. Plumbing for a washing machine and a tumble dryer and space for a freestanding fridge/freezer. Two UPVC double-glazed windows to the rear aspect, wood effect flooring throughout and a spiral staircase to the mezzanine floor

Bathroom

having a panelled bath with an overhead mains shower fitment, close coupled WC and a pedestal handwash basin. Ceiling light point and extractor fan, radiator, part tiling to walls and tiled flooring

Bedroom One

having a ceiling light point. radiator, fitted wardrobes and two UPVC double-glazed windows to the front aspect

Mezzanine Bedroom / Living Area

accessed via a spiral staircase, having two ceiling light points, radiator, UPVC window to the front aspect and a velux window

Outside

The property benefits from one allocated parking space

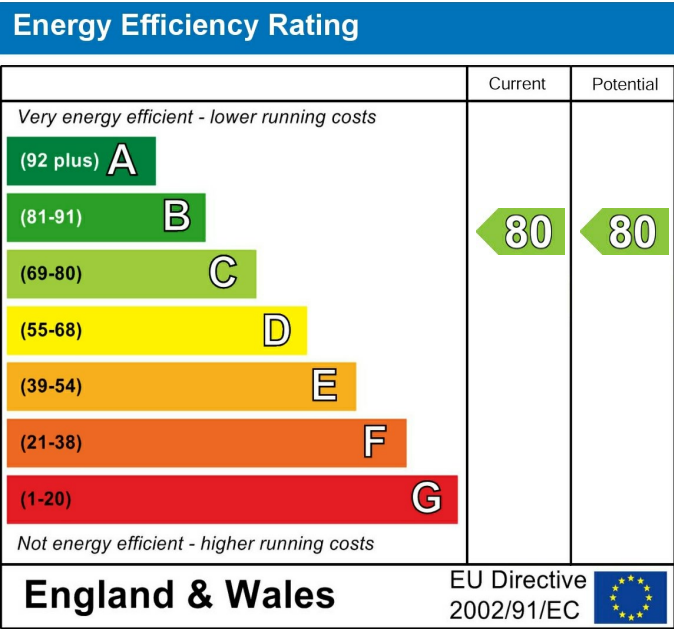
AGENTS NOTE

We have been made aware by the vendors that this property is LEASEHOLD. There are 100 years remaining on the lease.

The annual service charge is £1,504.56 per annum and a ground rent of £200 annually.

****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.



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. 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.



