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HERE TO GET *you* THERE



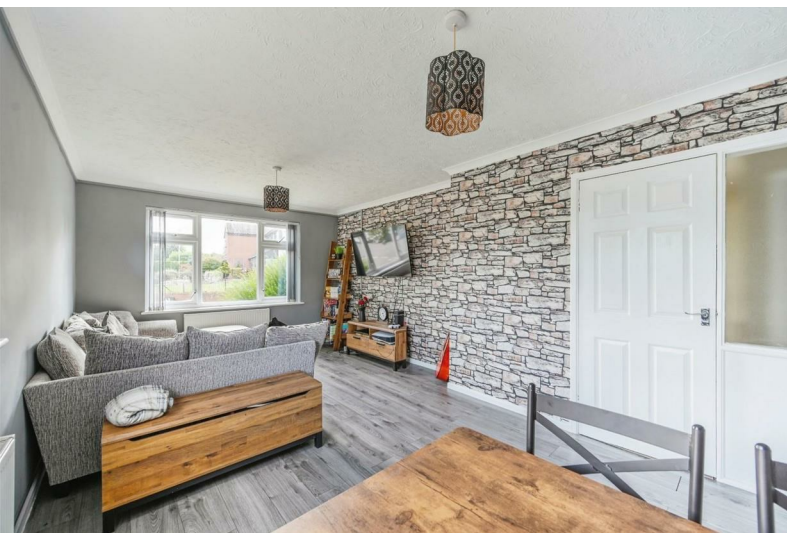
Scotch Orchard

Lichfield, WS13 6TG

Offers Over £140,000



Council Tax: A



97 Scotch Orchard

Lichfield, WS13 6TG

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Communal Entrance

with an intercom system for security

Entrance Hallway

accessed via a wooden front door, having a ceiling light point, radiator, two storage cupboards and tiled flooring

Breakfast Kitchen

having a range of wall and base units with rolltop work surfaces, stainless steel sink and drainer, electric hob and oven with an extractor fan and tiled splashback. Plumbing space for a washing machine and space for a freestanding fridge/freezer. Ceiling light point, radiator, tiled flooring and a UPVC double glazed window to the front aspect

Living Room

having two ceiling light points, two radiators, wood effect flooring and two UPVC double glazed windows to the front and side aspect

Bathroom

having a panelled bath with an overhead mains shower fitment, pedestal handwash basin and a close-coupled WC. Ceiling light point and extractor fan, radiator, aqua panelling to walls and tiled flooring. UPVC double glazed window to the rear aspect

Bedroom One

Ceiling light point, radiator and a UPVC double glazed window to the front aspect

Bedroom Two

Ceiling light point, radiator and a UPVC double glazed window to the rear aspect

Outside

There is a communal courtyard for all residents.

AGENTS NOTE

we have been made aware from the sellers that the property is LEASEHOLD. There are 97 remaining years left on the lease.

There is a service charge of £52 payable per month

There is a ground rent of £10 payable per annum



Road Map



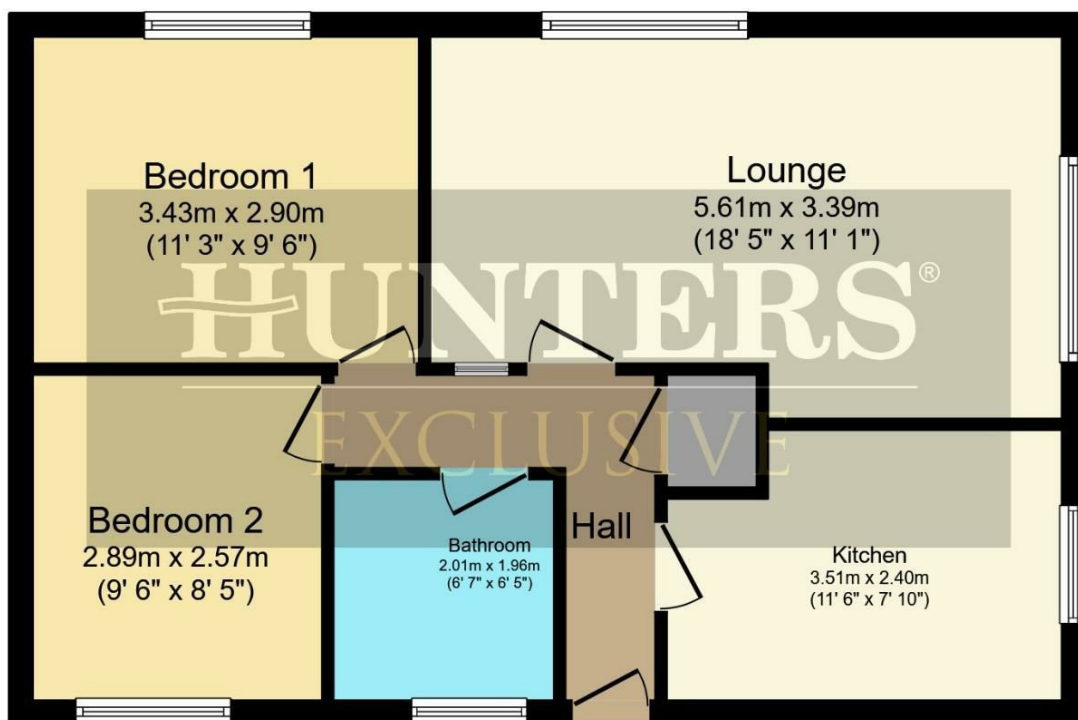
Hybrid Map



Terrain Map



Floor Plan



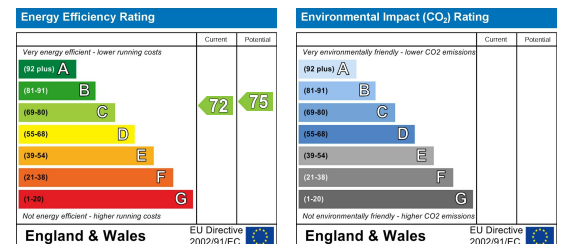
Total floor area 53.8 m² (579 sq.ft.) approx

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.