

HUNTERS[®]

HERE TO GET *you* THERE



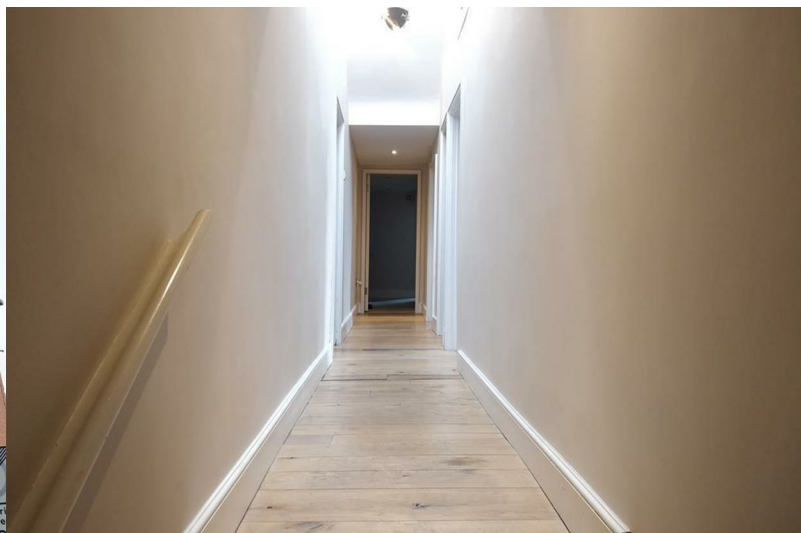
Bird Street

Lichfield, WS13 6NP

Offers In Excess Of £260,000



Council Tax: D



The Swan Bird Street

Lichfield, WS13 6NP

Offers In Excess Of £260,000



FULL ROOM DESCRIPTIONS COMING SOON

AGENTS NOTE

we have been advised by the sellers that the property is LEASEHOLD and there is 131 years remaining on the lease

The ground rent is £150 per annum

The annual service charge is £2,232.48 however can be paid quarterly at £558.12

This property is offered for sale using the Committed Buyer process.

When an offer is accepted, the buyer will be required to make

payment of a non-refundable fee of £996 including VAT (in addition

to the final negotiated selling price). This will secure the transaction,

and the property will be taken off the market.

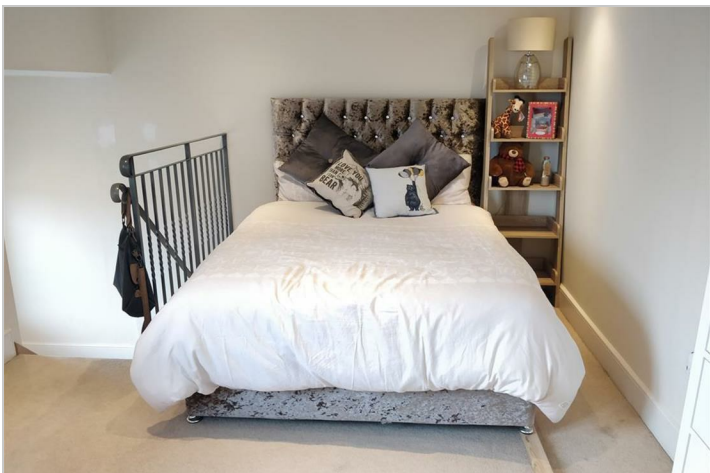
As part of this fee, the buyer will receive a legal pack for the

property (includes copy of register, title plan, searches, TA6, TA10)

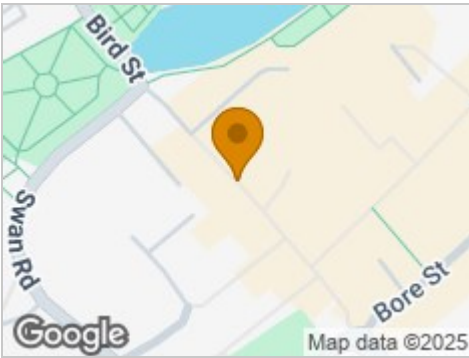
and £200 service credits for conveyancing, survey and removals via

GOTO Group – see gotogroup.co.uk or email [committedbuyer@](mailto:committedbuyer@gotogroup.co.uk)

gotogroup.co.uk for more information



Road Map



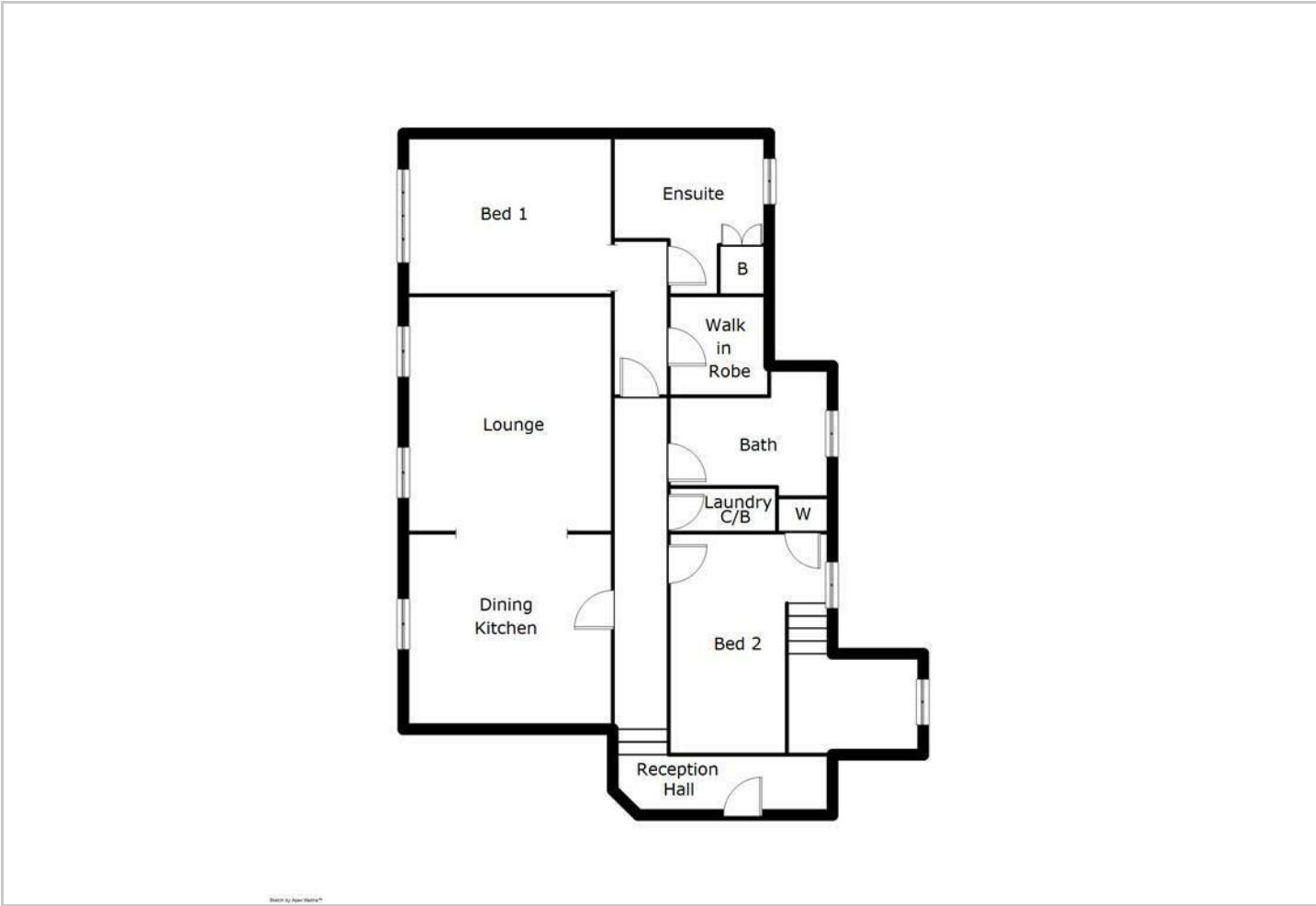
Hybrid Map



Terrain Map



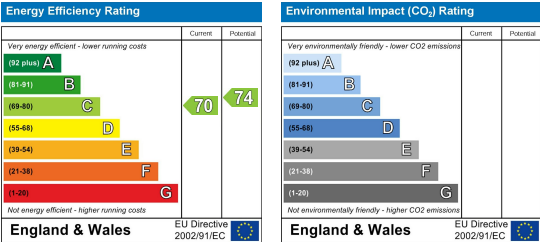
Floor Plan



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.