



## Bird Street, Lichfield

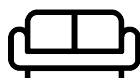
Staffordshire, WS13 6NP



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C

Offers In Excess Of  
£260,000

**HUNTERS**<sup>®</sup>  
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# Bird Street, Lichfield

## DESCRIPTION

This beautifully presented, converted penthouse apartment is located in the heart of Lichfield City Centre, Situated perfectly for everything that the city has to offer, including highly desirable restaurants, bars, shops and just a walk away from Lichfield Cathedral. Great for First time buyers, downsizers or anyone looking for the city lifestyle with everything on your doorstep. The property in brief comprises of; Entrance Hallway, Open plan Dining Kitchen and Lounge, Bedroom one with a Dressing area and En-suite, Bedroom Two, Bathroom and benefitting from one allocated parking space. EPC Rating - C



# ROOMS

**Reception Hallway**  
a generous 'L' shaped hallway having a ceiling skylight providing plenty of natural light, inset ceiling spotlights, loft storage, wall light point, radiator and wood flooring

**Open Plan Living, Dining and Kitchen Living Room**  
having three wall light fitments, two radiators, oak flooring and two sash windows overlooking the front aspect

**Kitchen/Diner**  
fitted with a range of wall and base units, oak effect roll top work surfaces and an inset stainless steel sink and a half with drainer. Integrated oven with electric hob and extractor hood, fridge, freezer and a dishwasher. Inset ceiling spotlights, part tiling to walls, radiator, partially tiled floor and a sash window to the front aspect

**Utility Space**  
having space with plumbing for a washing machine and a ceiling light point

**Master Bedroom**  
having inset ceiling spotlights, radiator and a window overlooking the front aspect

**Dressing Room**  
having a ceiling light point, fitted hanging rails and a radiator

**En-suite**  
having a fully tiled shower enclosure with a mains powered overhead fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, useful fitted airing cupboard, tiled walls, towel radiator, tiled floor and a window to the rear aspect

**Bedroom Two**  
having inset ceiling spotlights, two radiators, cupboard housing the central heating boiler and two sash windows overlooking the rear aspect

**Bathroom**  
having a panelled bath with an overhead mains shower fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, part tiling to walls, towel radiator, tiled floor and a window to the rear aspect

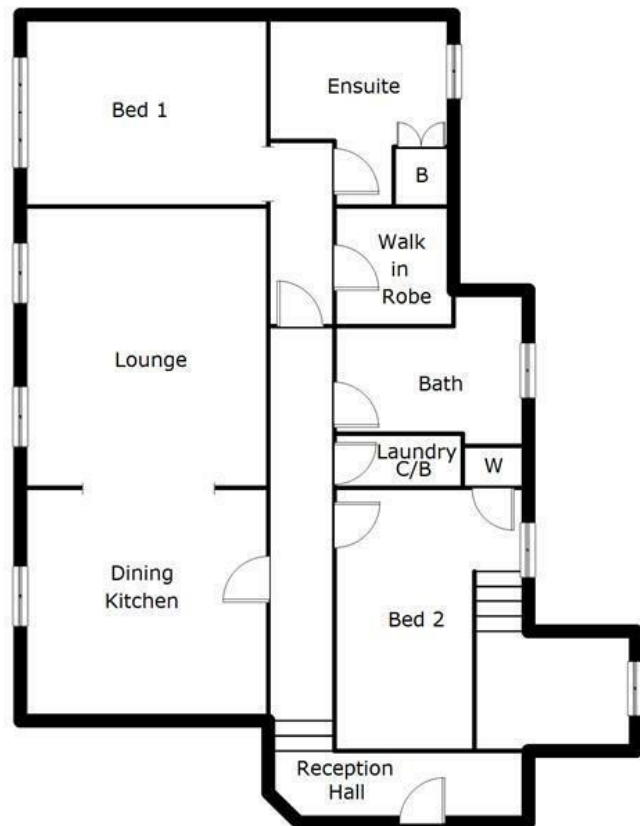
**Outside**  
the property is located within the city centre of Lichfield and benefits from one allocated parking space

**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

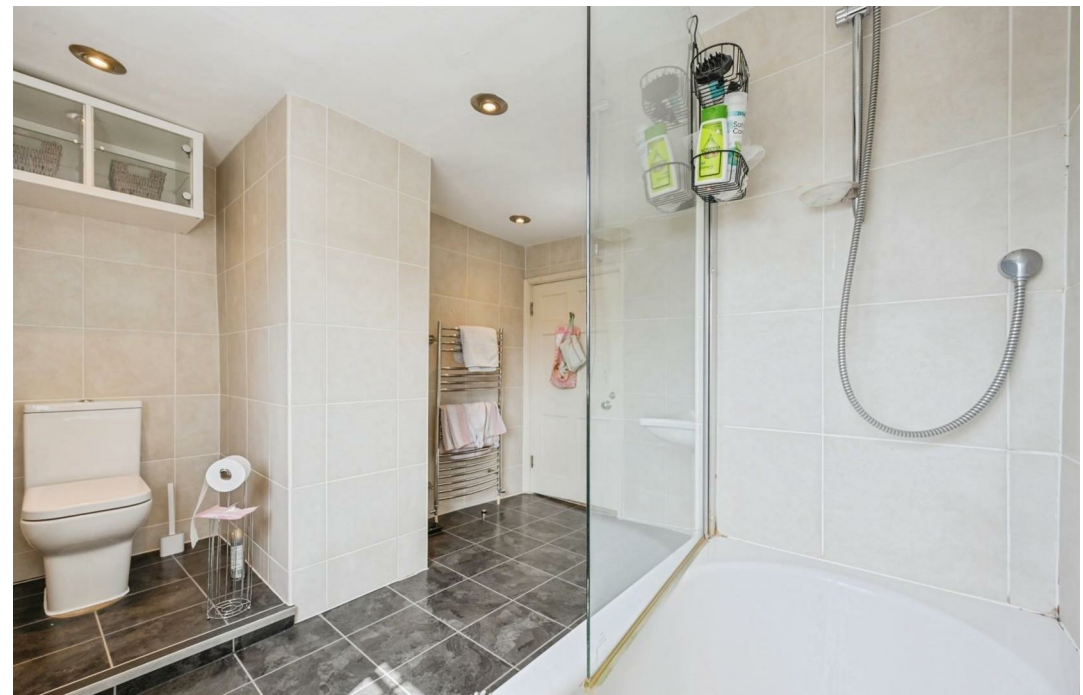
This property is offered for sale using the Committed Buyer process.  
When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken 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](http://gotogroup.co.uk) or email [committedbuyer@gotogroup.co.uk](mailto:committedbuyer@gotogroup.co.uk) for more information

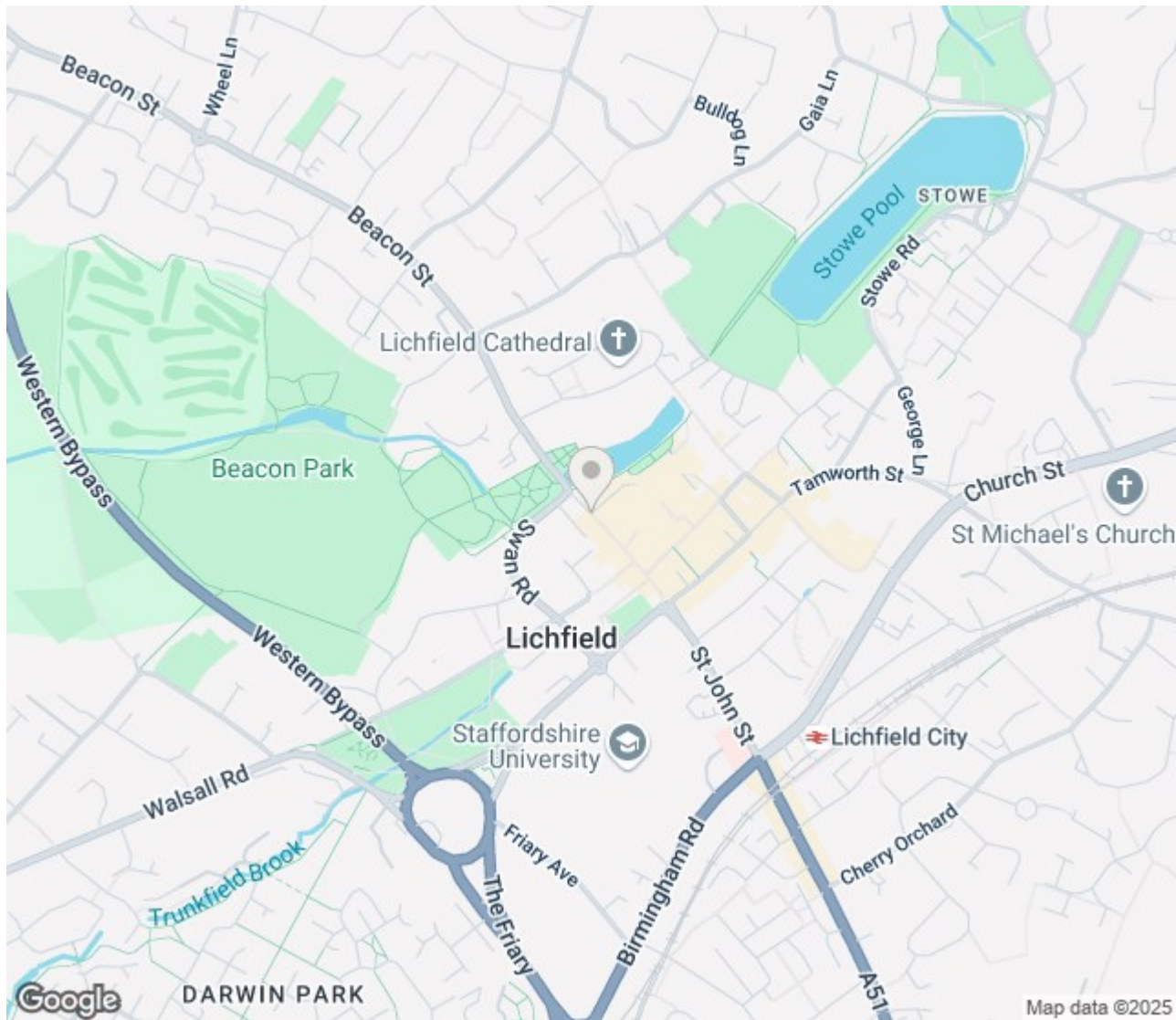













## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

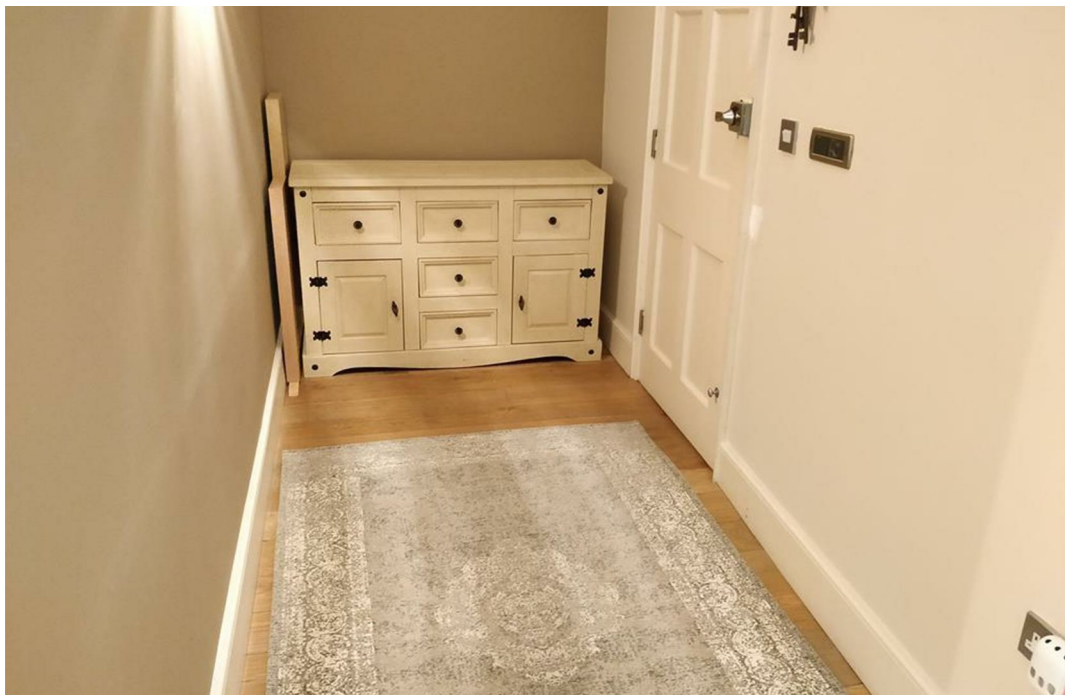
### Thinking of Selling?

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.

**7 Bore Street, Lichfield, WS13 6LJ | 01543 419000 | [lichfield@hunters.com](mailto:lichfield@hunters.com)**

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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.