



HUNTERS[®]
HERE TO GET *you* THERE

Plot 138 - The Garrick, St Johns Grange Axten Avenue,
London Road, Lichfield, WS14 9GD

Plot 188 - The Garrick, St Johns Grange Axten Avenue, London Road, Lichfield, WS14 9GD £180,000

The Garrick is a one-bedroom ground-floor home. It offers open-plan living/kitchen/dining room, a generously sized bedroom, a modern bathroom and two handy storage cupboards. With its practical layout, it's a great choice for first-time buyers.

This property is being sold via the discounted marketing scheme meaning you own 100% but only pay 80% of the value.
Eligibility Criteria to purchase Discounted Market Sale Homes

To qualify to purchase one of these homes you need to meet the eligibility criteria you will need to be able to evidence:

- 1) You have a household income, assets, savings, or investments less than £80,000
- 2) You are a first time buyer or a first time buyer in your own right, and not a current home owner
- 3) You meet the local connection criteria of at least one of the following:
 - Your parents were permanent residents in Lichfield District when you were born.
 - As a child you lived in Lichfield District for at least 5 years and attended a local school.
 - You have previously lived in Lichfield District for at least 3 out of the last 5 years (does not have to be continuous).
 - You currently live in Lichfield District and have done so for at least 2 years
 - You currently work in Lichfield District either on a permanent or temporary contract running for a minimum of 6 months
 - You have a written offer of permanent full-time work in Lichfield District.
 - You have a parent currently living in Lichfield District and has done so for at least 5 years.
 - If you are aged over 55 you have a son or daughter, or other close family member (brother or sister) currently living in Lichfield District and has done so for at least 5 years.

Schemes

Discounted Market Sale Home -

This plot is available through the Discounted Market Sale scheme. Please refer to the eligibility criteria or contact our sales team for more information.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Living/Kitchen/Dining room
15'10" x 16'6"

Bedroom
9'1" x 13'6"

AGENTS NOTE
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.

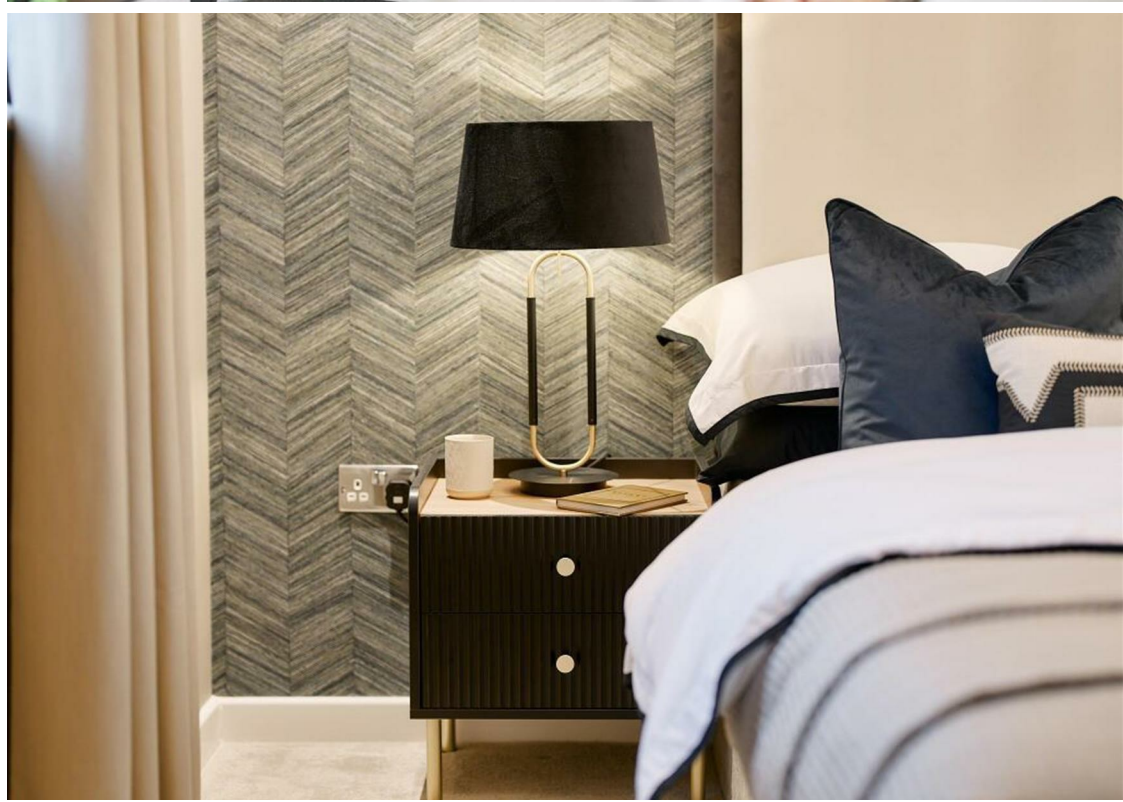
Additional Information

Tenure: Leasehold
Annual service charge amount (£): 236
Council tax band: Not made available by local authority until post-occupation
Parking - Allocated Parking

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
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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. 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.





 St John's Grange (Phases 2B & 2D)

Our homes

2 bedroom

-  The Alnwick
-  The Trafalgar
-  The Wareham

3 bedroom

-  The Hatfield
-  The Hatfield Corner
-  The Barnwood

4 bedroom

-  The Whinfield
-  The Chedworth
-  The Foxford

-  Affordable Housing



The development is intended for illustrative purposes only, and may be subject to change. For example, in response to market demand, ground conditions, or technical and planning reasons. These planning proposals, which are subject to change, are indicative, and not a guarantee of provision. The developer does not have any part of a responsibility to construct. Further information is available from sales and sales advice.



