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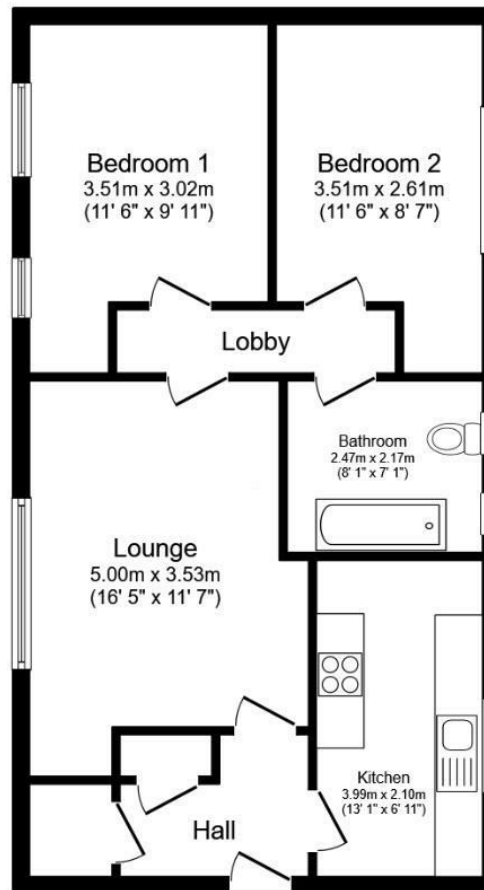
34 Nottingham Road, Whittington Barracks, Lichfield, WS14
9TG

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Guide Price £125,000

this well presented, ground floor apartment is situated in the popular Whittington Barracks and is perfect for investors or first-time buyers. In brief, the property comprises of; Entrance Hallway, Living Room, Kitchen, Two generous sized bedrooms and a Bathroom. Outside there are two useful stores and a communal area with an allocated parking space. Further benefiting from Gas central heating and UPVC double-glazing. EPC RATING - C

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Floor Plan
Floor area 61.8 sq.m. (665 sq.ft.)

Total floor area: 61.8 sq.m. (665 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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		
	72	76
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		

Entrance Hallway

accessed via a UPVC front entrance door, having a ceiling light point and a useful storage cupboard

Living Room

having two ceiling light points, radiator and a UPVC double-glazed window to the front aspect

Kitchen

having a range of wall and base units with rolltop surfaces, upstands and a tiled splashback. Electric oven and induction hob with an extractor fan, acrylic sink and tap, plumbing space for a washing machine and space for a freestanding fridge-freezer. Ceiling light point, radiator, UPVC double-glazed window to the rear aspect and wood laminate flooring

Bedroom One

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

Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bathroom

having a panelled bath with an overhead mains shower fitment, close-coupled WC, pedestal handwash basin and a towel radiator. Tiles to floor and part tiling to walls. Storage cupboard and two UPVC double-glazed windows to the rear aspect

Outside

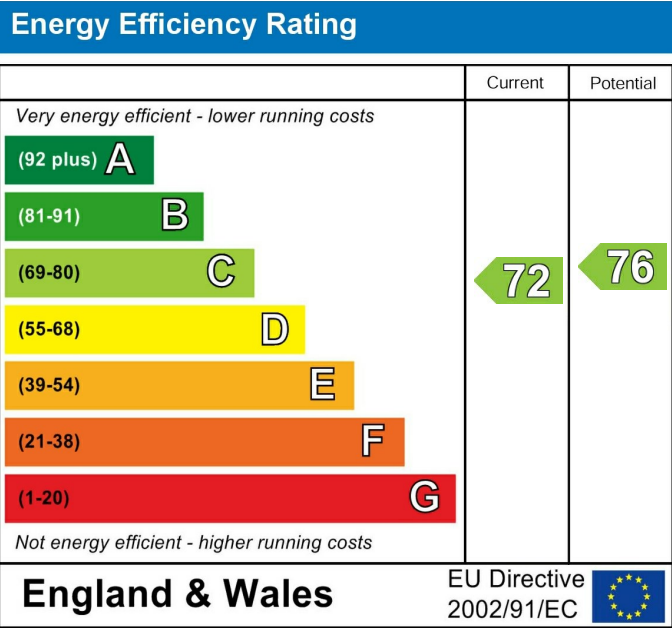
the property is on the ground floor and benefits from two brick stores

There is a paved communal area to the rear and an allocated parking space

AGENTS NOTE

We have been made aware that the property is

LEASEHOLD and there are 105 years remaining
There is a service charge of £200 paid monthly



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.



