



Highfields
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented top floor two bedroom maisonette, with allocated parking for two vehicles.

The property has a recently extended lease and lower than average service charge of just £660 per annum. An excellent alternative to new built apartments with much higher charges.

The original lease term of 125 years has 121 year remaining. The service charge also includes the building insurance for the property and upkeep of the communal facilities such as the car park and green areas.

The property briefly comprises: ground floor entrance, landing area with doors to the spacious lounge-diner, kitchen, two double bedrooms and the bathroom. There is also use of the loft space with a pull down ladder.

The property is all electric with modern and efficient electric wall heaters throughout.

It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including: doctors surgery, superstore, good local schooling, and excellent leisure facilities. Commuter benefits include the A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter

City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away.

RECEPTION HALLWAY:

UPVC entrance door, matt carpeted flooring, ceiling light point, stairs to the landing.

LANDING/HALLWAY:

Carpeted flooring, wall heater, light point, loft access hatch, doors to the lounge-diner, kitchen, bedrooms and bathroom.

LOUNGE-DINER:

15' 4" x 10' 3" (4.67m x 3.12m)

Feature fireplace with electric fire, carpeted flooring, TV aerial & phone sockets, ceiling light points, wall heater, space for dining table and chairs, window to the rear.

KITCHEN:

7' 5" x 8' 10" (2.27m x 2.69m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker, washing machine and fridge-freezer, vinyl flooring, ceiling light point, window to the front.

BEDROOM ONE:

8' 6" x 12' 6" (2.60m x 3.82m)

Carpeted flooring, wall heater, ceiling light point and windows to the front and side.





BEDROOM TWO:

8' 11" x 10' 2" (2.71m x 3.10m)
Carpeted flooring, ceiling light point, wall heater and window to the rear.

FAMILY BATHROOM:

White suite comprising: bath with electric shower over, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, electric heated towel rail, ceiling lights and window to front.



VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



