

Birmingham Road

Lichfield, WS13 6PP



A two-bedroom ground floor apartment located within walking distance of Lichfield city centre and train Station, offered to the market with no onward chain.

£165,000



John German

This spacious two-bedroom ground floor apartment is situated within Pourbaix House, a purpose-built development of apartments on Birmingham Road which is a very popular location due to its close proximity to Lichfield city centre and train station. The city centre is home to a range of boutique shops, cosy cafes, markets, pubs and restaurants. Beacon Park, Minster and Stowe Pools provide some lovely scenic walks. For local schooling, this property falls into the catchment area for Christ Church CE(VC) Primary School and The Friary School.

The communal hallway has an intercom system giving access to the apartment which has a composite entrance door opening into the private hallway with doors off to the two bedrooms, bathroom, lounge/diner and kitchen.

The spacious living room has a large window to the front aspect, feature fireplace and carpeted flooring.

The master bedroom has carpeted flooring and sliding doors to the conservatory, which in turn has sliding doors leading out to the private rear garden.

Bedroom two has carpeted flooring, ceiling light point and a window to the front aspect.

The kitchen is fitted with a range of matching wall and base units with laminate worksurfaces over, gas hob and cooker with extractor above, inset stainless steel sink and drainer space and space plumbing for further appliances.

The family bathroom comprises of a bath with electric shower over, low level WC, and a wash hand basin.

Outside, the property has a private courtyard style garden with a small paved patio seating area, along with one allocated parking space. There is also visitor parking available.

Tenure: Leasehold. 999 year lease from 28/4/2009.
Annual service charge £1840 payable to Hadrian Properties Ltd. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: One allocated parking space plus visitor spaces
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Cable - See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Lichfield District Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/01102026

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John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

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