



ANDREW  
**DOWNING**  
**BOOTH**™  
ESTATE AGENTS

Mulberry Drive, Lichfield, WS13 6FF

£175,000

2 2 1



**NO UPWARD CHAIN-** A well-presented two-bedroom ground floor flat, conveniently located on Mulberry Drive in Lichfield, offering a bright and spacious living accommodation.

Located on Mulberry Drive in Lichfield, this two-bedroom ground floor flat benefits from a convenient position close to local shops, cafes, and recreational facilities. Excellent transport links include nearby Lichfield Trent Valley station, ideal for commuters. Families will appreciate a range of well-regarded schools nearby, including St Chad's CofE Primary, The Friary School, and Nether Stowe School. The city centre, with its historic cathedral, boutique shops, restaurants, and Beacon Park, is easily accessible. This location offers a perfect balance of everyday convenience, education options, and leisure amenities, making it ideal for first-time buyers, downsizers, or investors.

The accommodation is arranged over one floor and comprises a welcoming entrance hall, open-plan living and dining area, fitted kitchen, master bedroom with ensuite shower room, a second bedroom, and a family bathroom.

An ideal home for first-time buyers or downsizers, this two-bedroom ground floor flat offers convenient living in a sought-after Lichfield location – book your viewing today to fully appreciate the accommodation on offer.

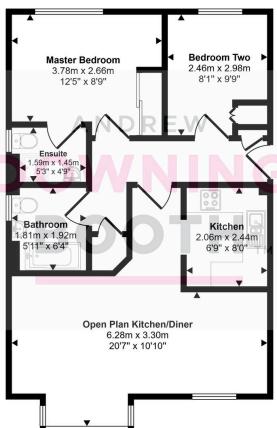


ANDREW  
DOWNING  
BOOTH  
ESTATE AGENTS



ANDREW  
DOWNING  
BOOTH  
ESTATE AGENTS

Approx Gross Internal Area  
61 sq m / 657 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Bedroom Ground Floor Flat
- Open Plan Kitchen/Diner
- Master Bedroom With Ensuite Shower Room
- EPC Rating: C
- No Upward Chain
- Family Bathroom
- One Allocated Parking Space
- Council Tax Band: B



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC