



Chesterfield Road,
Lichfield, WS13 6QW

£197,500

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Paul Carr Lichfield are delighted to offer this superb first floor apartment located in a highly desirable and exclusive area of Lichfield within a short walk to Darwin Park, Lichfield City train station and facilities in the City.

Perfect for professionals, first time buyers and down-sizers this deceptively spacious modern apartment is set in an exclusive area on the South side of Lichfield and accessed via Burway Close, just off Sainte Foy Avenue.

A private allocated car port offers parking to the rear of the block and there is ample visitor parking.

Located on the first floor, this well-maintained apartment has a secure entrance hallway with a generous storage cupboard.

An inner hallway leads to the two double bedrooms and the bathroom.

The main bedroom has built-in wardrobes and the second bedroom is ideal as a guest bedroom or home office.

The open-plan kitchen and living space has dual aspect windows and ample space for relaxing and for dining.

If you are looking for a prime central location close to train links and walkable to local restaurants, shops and parks then this apartment is perfect for you.

Offered with the added advantage of having NO ONWARD CHAIN.

Contact Paul Carr Lichfield to arrange an appointment to view.





Property Specification

Spacious Upper Floor Apartment in South Lichfield
Highly Regarded Development off Sainte Foy Avenue
Allocated Car Port Parking
Spacious Dual Aspect Living/Kitchen Area
Two Good Sized Bedrooms

Entrance Hall

Inner Hall

Kitchen

4.44m (14'7") x 2.62m (8'7")

Living Room

6.11m (20'1") x 3.19m (10'6")

Bedroom 1

3.81m (12'6") x 2.89m (9'6")

Bedroom 2

4.01m (13'2") x 2.19m (7'2")

Bathroom

Allocated Parking - Car Port



Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 6th February 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Services connected: Electric, Water, Drainage

Council tax band: B

Tenure: Leasehold 103 years remaining, lease from 1st January 2005

Details subject to solicitor's confirmation:

Ground Rent: £125

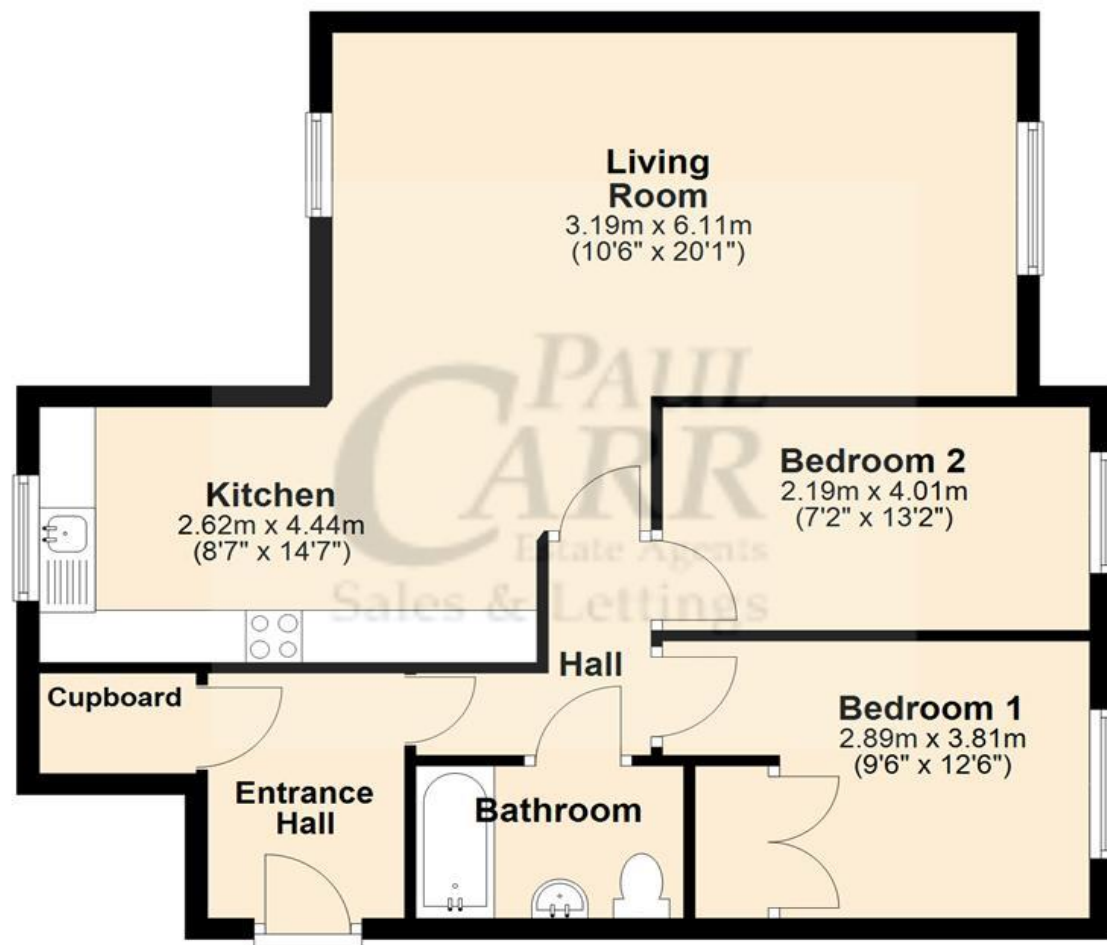
Service Charge: £1166

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor

Approx. 67.2 sq. metres (722.9 sq. feet)



Total area: approx. 67.2 sq. metres (722.9 sq. feet)

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**