

Asking Price £165,000

Jayman
www.jayman.co.uk

Estate Agents



Garrick Close

Lichfield, Staffordshire, WS13 7DS

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Jayman present this two-bedroom ground-floor flat, conveniently located within walking distance of local amenities.

In brief, the property comprises: entrance hall, leading into a spacious living room. Fitted kitchen with cooker, gas hob and overhead extractor, good size double bedroom, second bedroom/office, and shower room.

The property also benefits from a garage and communal gardens.

Leasehold Information - we are advised by the seller that there are approximately 130 years remaining on the lease.
Annual service charge : £1,248
Annual ground rent : £50

Entrance Hallway

Leading to;

Living Room / Diner 11'10" x 13'11" (3.63 x 4.25)

Spacious living room with window to fore.

Kitchen 10'0" x 7'7" (3.06 x 2.33)

Modern fitted kitchen with gas stove/ cooker and overhead extractor. Built-in storage cupboard.

Bathroom

Modern bathroom with shower cubicle, wash basin and wc.

Bedroom 1 10'0" x 4'11" (3.05 x 1.52)

Good size double bedroom.

Bedroom 2 9'10" x 6'10" (3.01 x 2.09)

Single bedroom with built-in wardrobe and window to fore.

Garage

Communal Garden

Like it? We can help you buy it!

Thinking of making this property your next home? At Jayman, we are here to help make the move as smooth and stress-free as

possible.

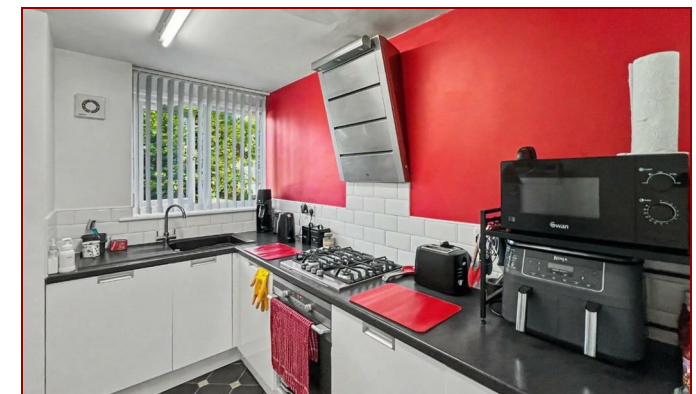
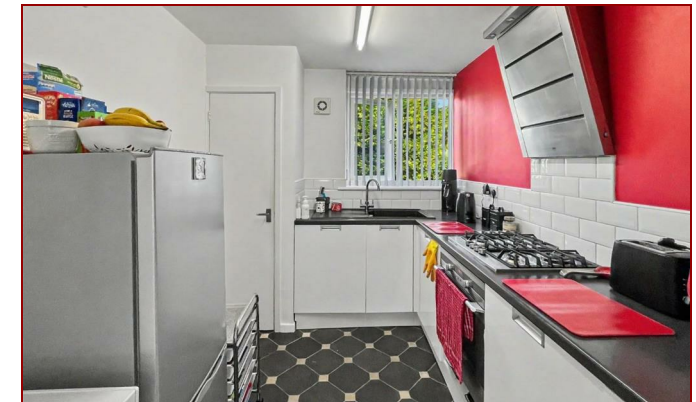
Whether you require mortgage advice, help arranging finance, or need to sell your current property in order to secure your next purchase, our experienced team is on hand to guide you every step of the way.

Please speak to a member of our team for further information on how we can assist you and to arrange a free valuation of your home.

Disclaimer and AML checks MONEY LAUNDERING REGULATIONS

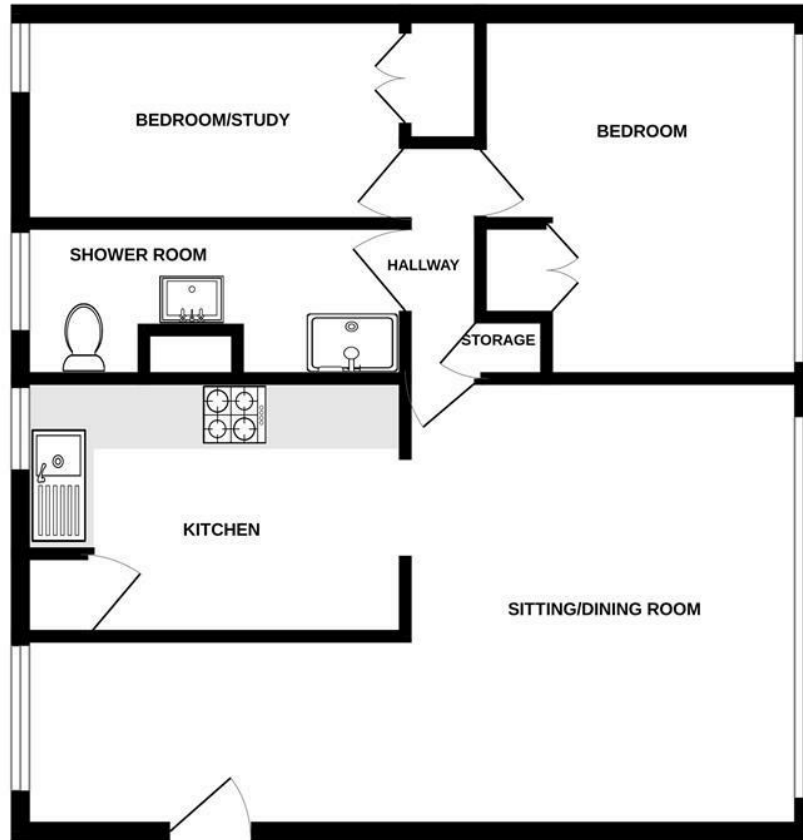
Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.



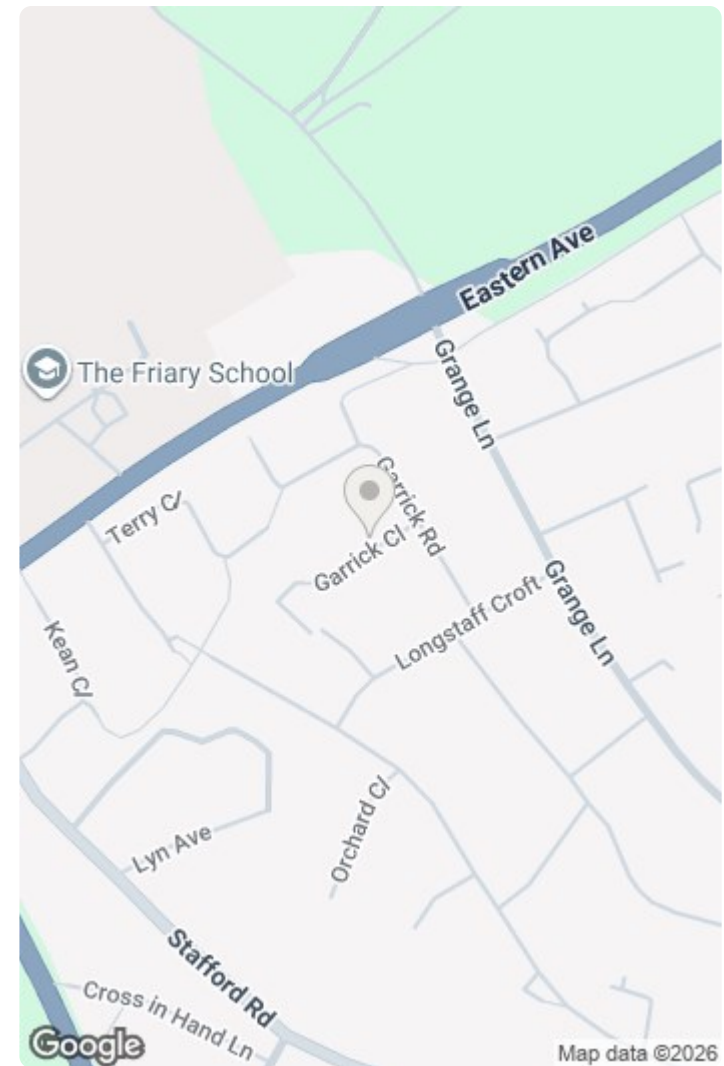
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GROUND FLOOR



2-BED FLAT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 102-150 kWh/m ² /year A		Very environmentally friendly - lower CO ₂ emissions 102-150 g/kWh A	
151-181 kWh/m ² /year B		151-181 g/kWh B	
182-200 kWh/m ² /year C		182-200 g/kWh C	
201-254 kWh/m ² /year D		201-254 g/kWh D	
255-300 kWh/m ² /year E		255-300 g/kWh E	
301-354 kWh/m ² /year F		301-354 g/kWh F	
355-500 kWh/m ² /year G		355-500 g/kWh G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Rating: **C** (69) | Potential Energy Rating: **B** (77)
Current Environmental Impact Rating: **C** (69) | Potential Environmental Impact Rating: **B** (79)

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

