



Laburnum Court Tamworth Road, Lichfield
WS14 9EZ

Downes & Daughters
ESTATE AGENCY

Laburnum Court Tamworth Road, Lichfield
WS14 9EZ
£145,000

A superb opportunity for a first time buyer or investment buyer to acquire a one bedroom, first floor apartment presented in tasteful modern style throughout, in this popular 'South Lichfield' location. With a range of shops on its doorstep including the award winning Fish Face takeaway and the 'Little Waitrose' at London Road Garage, the apartment is located on the rural fringe of the City yet still a pleasant walk away from Lichfield's thriving centre. Offered for sale in immaculate condition and falling within the King Edward's catchment area the internal accommodation comprises: Entrance hallway with airing cupboard, living room, double bedroom with a range of wardrobes, kitchen and bathroom with bath and shower. Externally there are beautifully presented communal gardens, residents' parking to the rear and guest parking to the fore.

Viewing is essential to appreciate the exciting opportunity on offer.

INTERNAL ACCOMMODATION

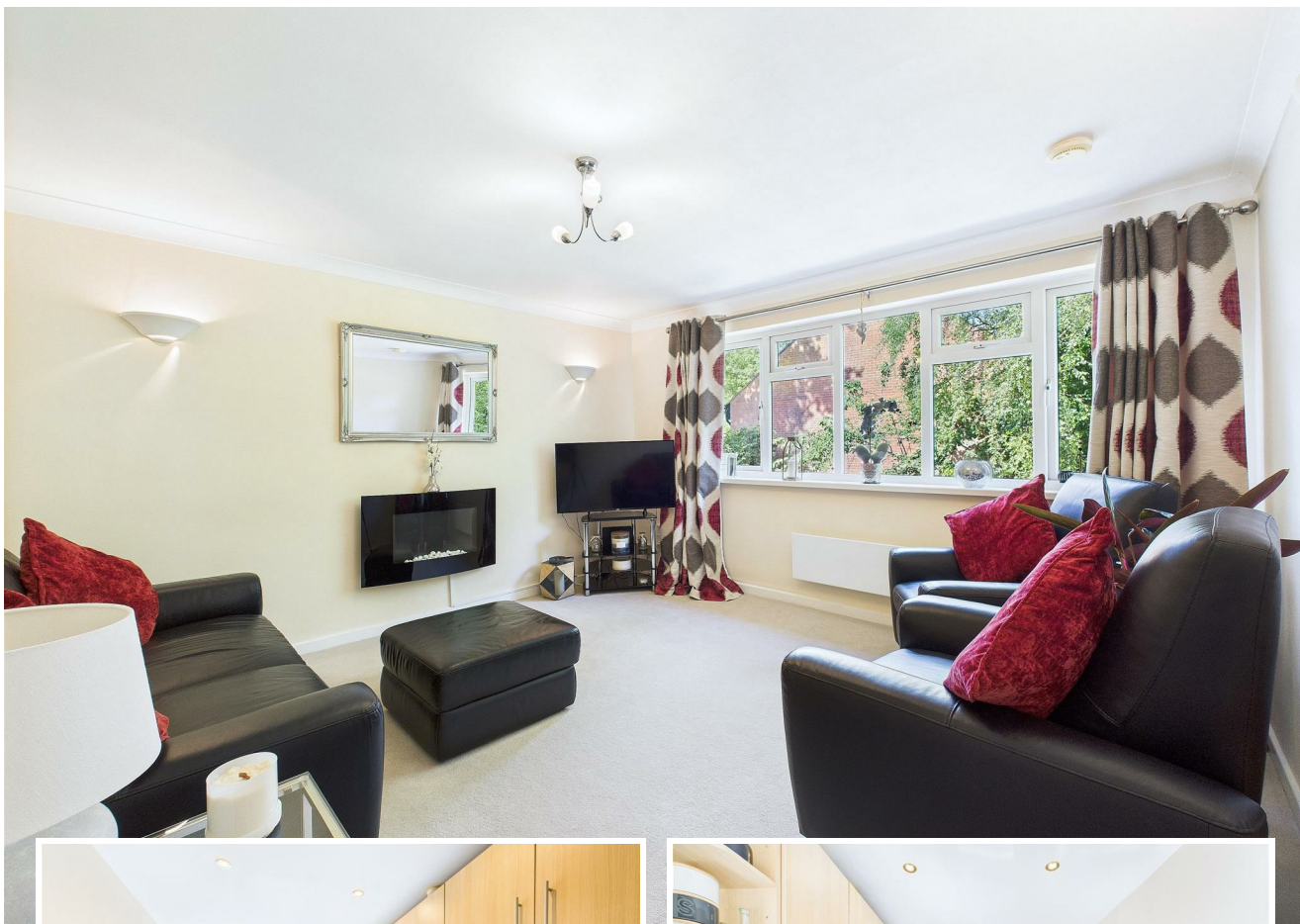
Communal Hallway & Stairs • Apartment Entrance Hallway With Airing Cupboard • Living Room • Kitchen • Bedroom One (range of 'non-fitted' wardrobes) • Bathroom With Bath & Separate Shower

OUTSIDE

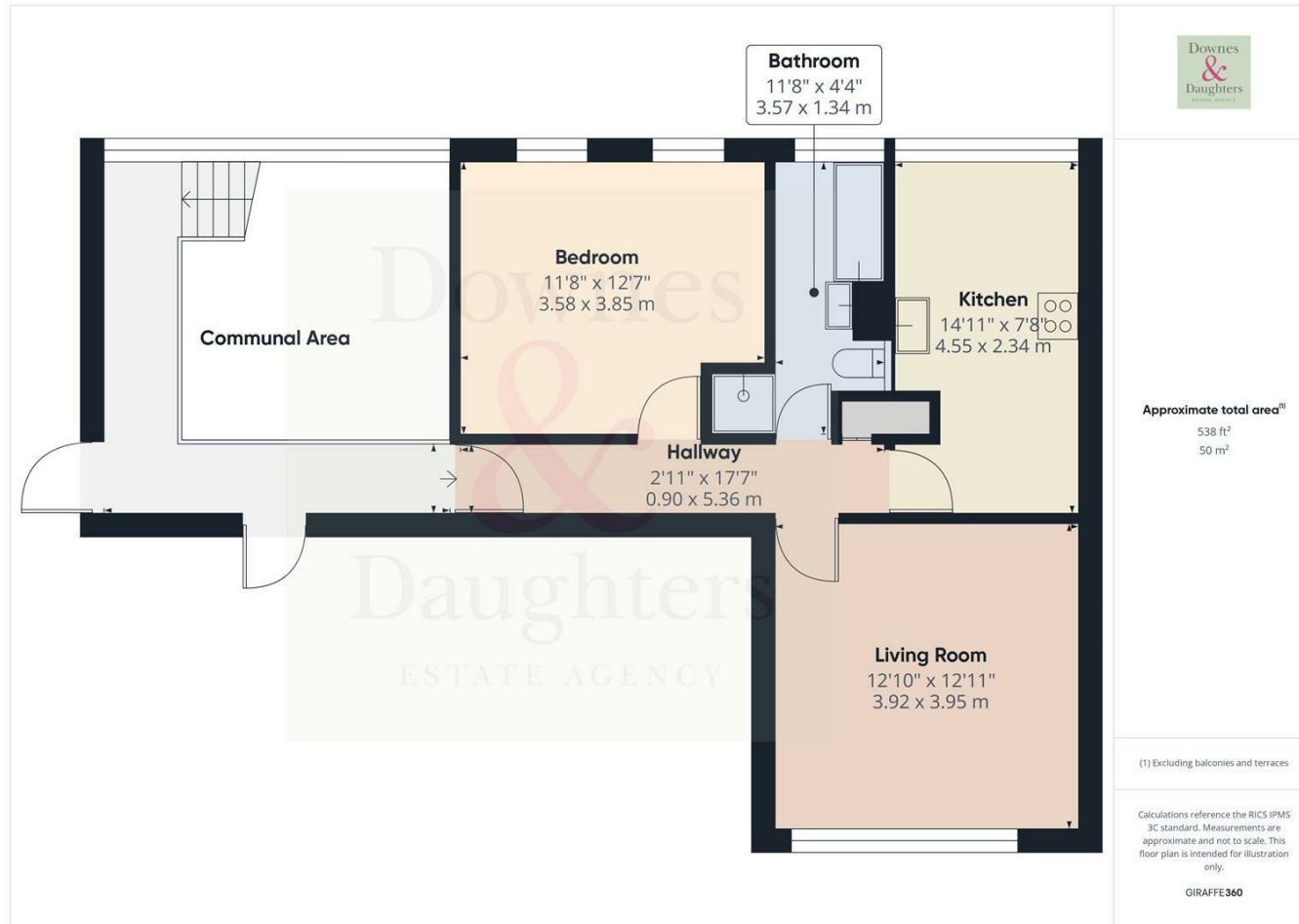
Immaculately Presented Communal Gardens • Residents' Parking To The Rear • Visitor Parking To The Fore

FURTHER INFORMATION

Council Tax Band B • Energy Rating D • 99 Year Lease From 2014 • Service Charge Approx. £893 PA • Ground Rent Approx. £100 PA • Upvc Double Glazing • No Gas To Building • Mains Water (metered) • Electric Heating & Water • Mains Sewerage • Rental Income Previously £750 PCM







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		76
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



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