

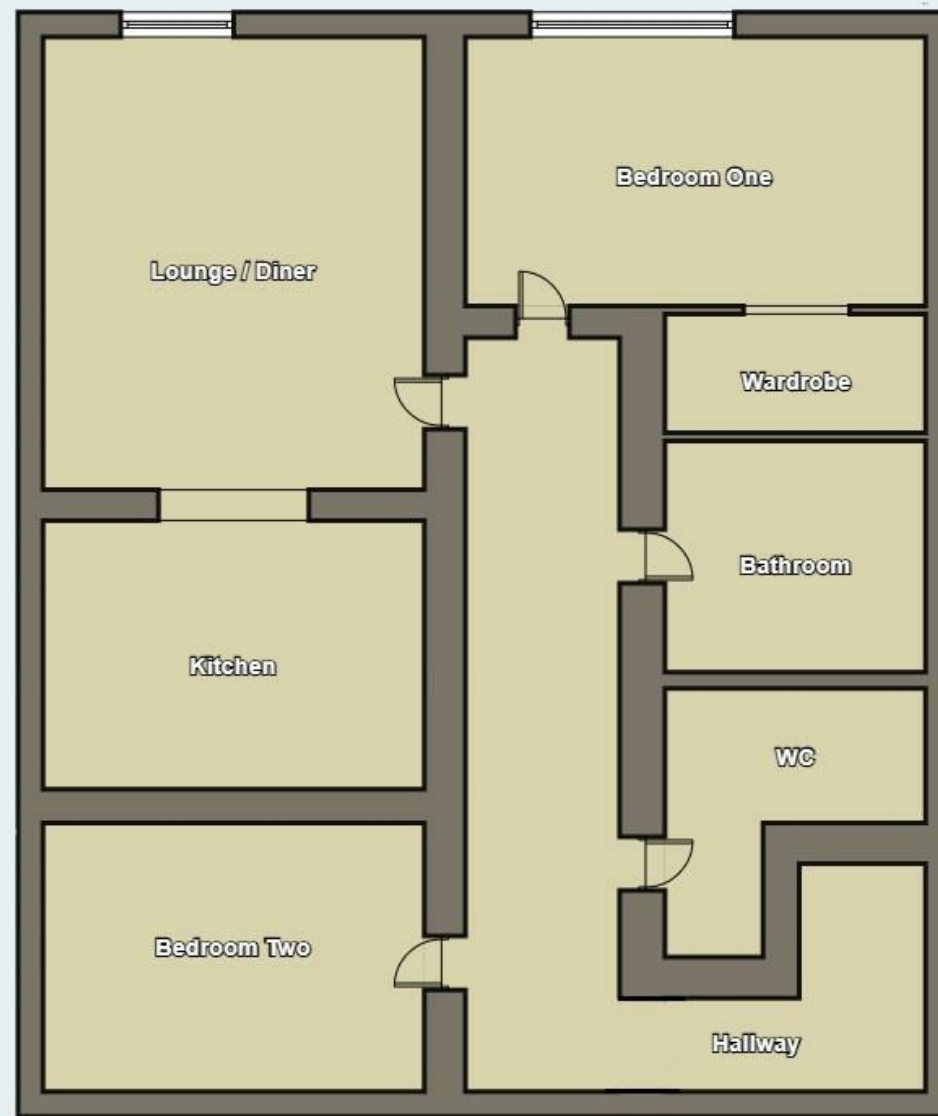


15 Brewhouse Court Wheel Lane, Lichfield, WS13 7QP

£180,000

this well presented first floor apartment is situated within easy reach of Lichfield City Centre and all of its amenities and attractions including the Lichfield Cathedral, Beacon Park, shops, bars and restaurants. It is also conveniently located for all local transport links and further benefits from being offered for sale with NO UPWARD CHAIN. The accommodation in brief comprises of; Communal Entrance, Entrance Hallway, Second Bedroom, WC, Bathroom, Main Bedroom, Lounge/Diner and Kitchen. Allocated Parking Space to the rear. EPC RATING - B

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Communal Entrance

having a secure entrance via an intercom system and stairs leading to the first floor

Entrance Hallway

accessed via a wooden front entrance door and having vinyl flooring, two ceiling light points and a wall mounted intercom system.

Bedroom Two

consisting of vinyl flooring, a ceiling light point, radiator and a window to the rear aspect

WC

having vinyl flooring, a ceiling light point, a radiator, a wall mounted hand wash basin, part tiling to walls and a close-coupled WC.

Bathroom

consisting of tiled flooring, a ceiling light point, a radiator, wall mounted illuminated mirror, a vanity hand wash basin with storage, surround tiling to the walls, a panelled bath with a mixer tap and an overhead mains powered shower fitment.

Bedroom One

consisting of vinyl flooring, a ceiling light point, radiator, a built in wardrobe providing hanging and storage space and a window to the front aspect

Lounge/Diner

having vinyl flooring, a ceiling light point, a radiator and a window to the front aspect

Kitchen

fitted with a range of wall and base units with roll top work surfaces and an inset stainless steel sink with drainer. Electric oven, electric hob with extractor hood, plus appliance space for a washing machine. Inset ceiling spotlights, part tiling to walls and tiled flooring.

Outside

the property benefits from an allocated parking space within the private car park to the rear of the property

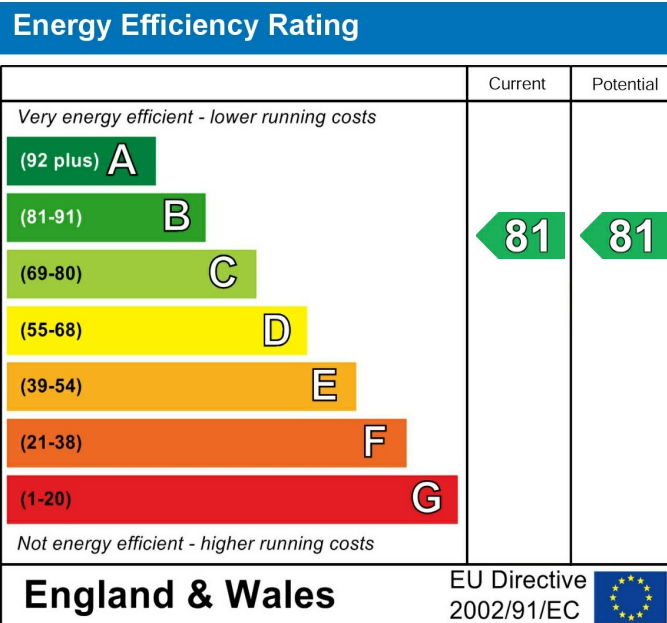
AGENTS NOTE

we are advised that the property is LEASEHOLD with approximately 224 years remaining on the lease.

There is an annual service charge of £1,200

There is an annual ground rent charge of £50

****Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.****



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

