

Asking Price £210,000

Jayman
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Estate Agents



St. John Street

Lichfield, WS13 6NU

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Jayman offer for sale this ideally located 2/3 bedroom end-of-terrace property on St John Street, just a short walk away from the city centre and Lichfield City train station.

Set over three floors, the property offers a kitchen/living area, a newly fitted bathroom, double bedroom/living room, and spacious master bedroom.

Entryway

With stairs leading to the first floor, and door leading to;

Kitchen / Living Area 17'3" x 11'3" (5.27 x 3.45)

Kitchen with range of storage cupboards, integrated oven/hob with overhead extractor, and space for appliances.

Patio door leading to shared courtyard area.

First Floor

Landing with stairs leading to second floor, and doors leading to;

Bedroom 7'6" x 10'9" (2.3 x 3.29)

With new carpet, built-in storage cupboard and shelves.

Bathroom

Modern bathroom with shower, wash basin and wc.

Bedroom 17'3" x 8'9" (5.27 x 2.69)

Double bedroom.

Shared Courtyard

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 a n 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.

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.



REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

