



ANDREW  
**DOWNING**  
**BOOTH**™  
ESTATE AGENTS

# The Sycamores, Lichfield, WS14 9ES - No Upward Chain

£190,000

1 1 1



**NO UPWARD CHAIN** - Perfect for those seeking a stylish and low-maintenance lifestyle, this delightful one-bedroom property at The Sycamores offers a bright and spacious layout within a convenient Lichfield location.

Nestled in a desirable area of Lichfield, this property boasts superb accessibility to local amenities. Enjoy easy reach to shops, eateries, and healthcare facilities. Excellent transport links provide convenient access to major road networks and public transport, connecting you effortlessly to surrounding areas. The vibrant city of Lichfield offers a rich history, cultural attractions, and a variety of parks and green spaces for outdoor enjoyment.

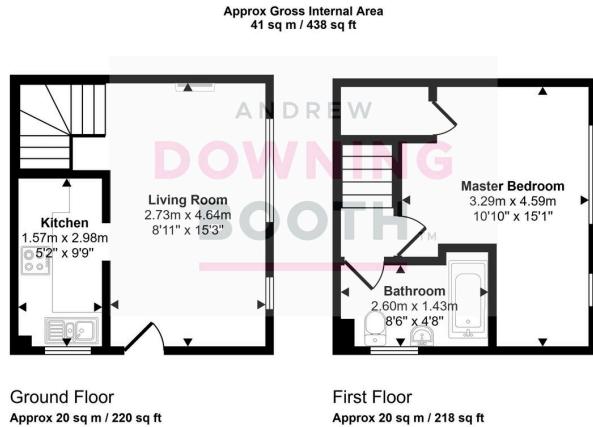
The internal accommodation is thoughtfully arranged across two floors. On the ground floor, you will find a spacious living room and a contemporary fitted kitchen. The first floor hosts a generous master bedroom and a modern bathroom, providing comfortable and well-proportioned living spaces throughout. The property also benefits from a communal garden, perfect for enjoying the outdoors without the upkeep.

This charming property is an excellent opportunity for various buyers. We highly recommend arranging a viewing to fully appreciate its appeal and convenient location.

#### Tenure

The property is freehold tenure. A service charge is payable, with the most recent figures advised to be in the region of £99 per month. All information is provided in good faith only and should ultimately be verified by a solicitor.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- One Bedroom End of Terrace Home
- No Upward Chain
- One Parking Space
- EPC Rating: C
- Beautifully Presented & Renovated Throughout
- Great Location Close To Lichfield City Centre
- Beautifully Maintained Communal Gardens
- Council Tax Band: B



### Energy Efficiency Rating

