Tamworth Road

Lichfield, WS14 9HS

An attractive two bedroom ground floor apartment located just off Tamworth Road, offered to the market with no onward chain.

£160,000

John German

This well-presented ground floor apartment is situated within Gledhill Park, a small development of apartments on Tamworth Road in Lichfield, conveniently situated for easy access into Lichfield city centre which has an excellent range of local shops and amenities. For further convenience there is a small Waitrose store and Shell petrol station less than a 2-minute walk away. For commuters there is easy access onto the A38, A5 and M6 toll road, and intercity railway services from Lichfield Trent Valley and Lichfield City Station.

The ground floor apartment comprises of a communal entrance which gives access to the apartments entrance door. This opens into the hallway with two useful storage cupboards, and doors off to all rooms.

The master bedroom has carpeted flooring, ceiling light point, uPVC double glazed rear window, and fitted wardrobes.

Bedroom two is a further double bedroom with carpeted flooring, ceiling light point and having a UPVC double glazed rear window.

The spacious lounge/diner has carpeted flooring, feature fireplace, ceiling light points, and UPVC double glazed window to the front aspect.

The kitchen is fitted with a range of matching wall and base units with round edged laminate work surfaces incorporating a one and a half bowl sink top and drainer with mixer tap attachments, four-ring gas hob with extractor hood over, integrated oven, space for a fridge/freezer, space and plumbing for a washing machine, tiled splashbacks, and a uPVC double glazed front window.

The bathroom has a fitted suite incorporating a panelled bath with electric shower over, low level WC, vanity unit with inset hand basin, tiled splash backs, and extractor fan.

Outside, there are communal gardens and a garage situated in a block to the rear of the property, which has an up and over entrance door.

Tenure: Leasehold - Lease commenced 99 years from 25/3/1982 (55 years remaining as of 2026)
Ground rent: £80 per annum
Service charge: £2,000 per annum
(purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Lichfield District Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/23032026
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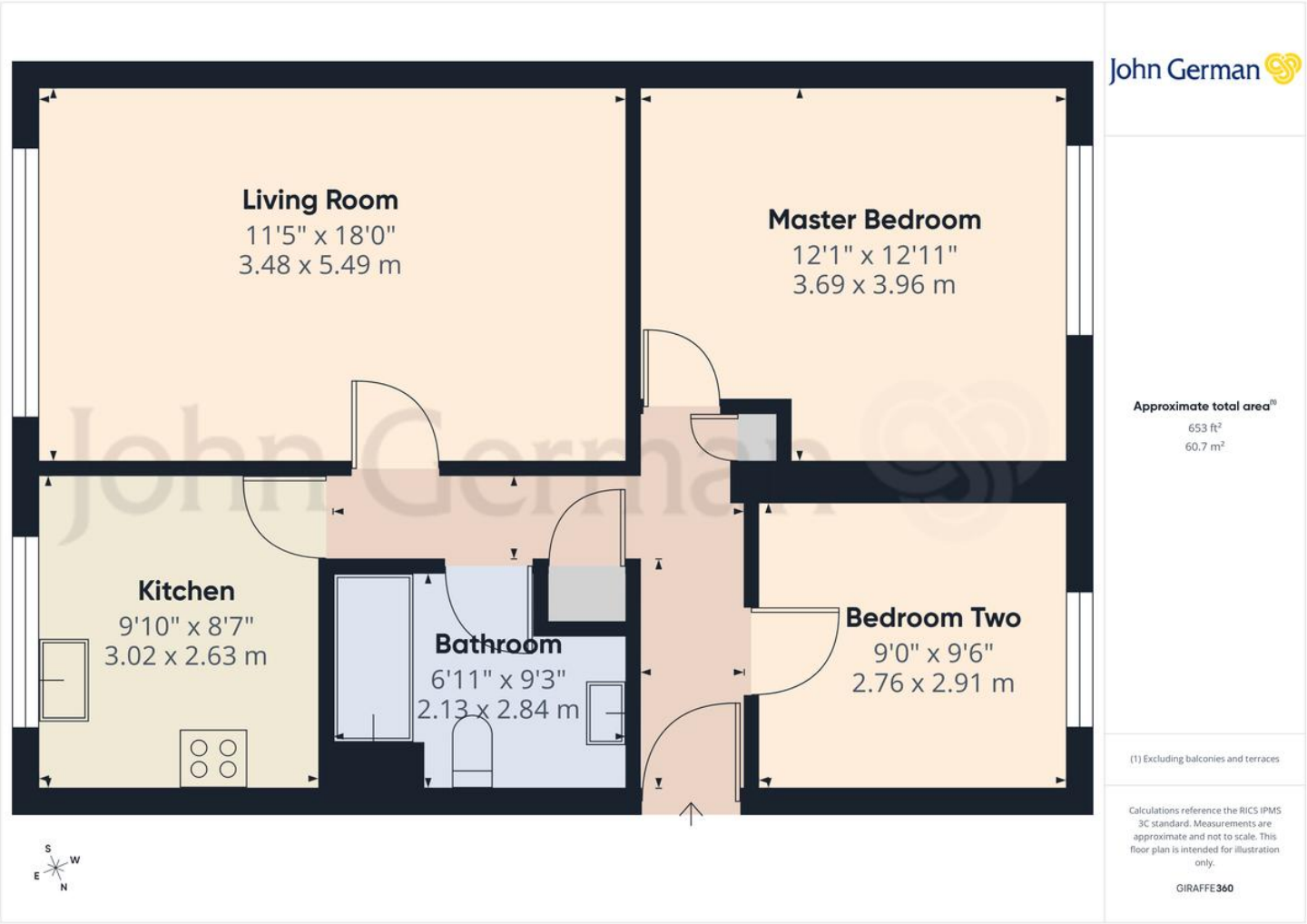

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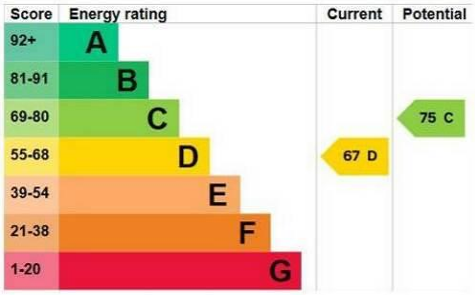

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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