



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

18 Blackberry Avenue, Lichfield, WS14 9GS  
Offers Over £90,000

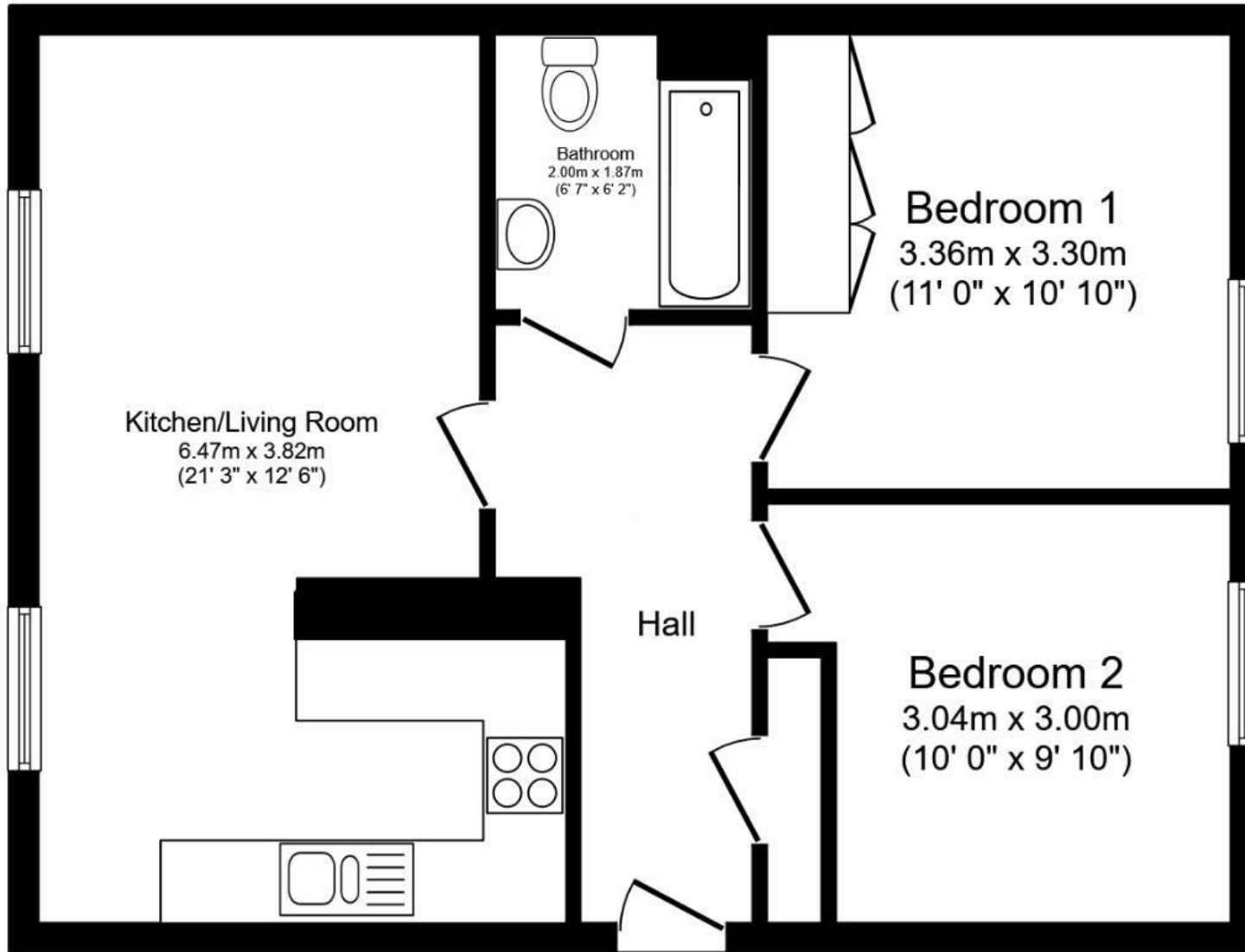
18 Blackberry Avenue, Lichfield, WS14 9GS

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**\*\*PERFECT FOR FIRST TIME BUYERS AND DOWNSIZERS AS A 50% SHARED OWNERSHIP\*\***

this ground floor apartment is in a prime location for access into the City Centre of Lichfield and the array of amenities available including restaurants, cafes and shops. All major road and railway links are within easy reach with Lichfield City train station providing access to Birmingham and London. The property benefits from having a private pathway and entrance door and the apartment itself comprises of; Entrance Hallway, Open plan Kitchen/Living Room, Two Bedrooms and a Bathroom. Allocated Parking Space. EPC rating - C

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### Floor Plan

Floor area 55.6 sq.m. (598 sq.ft.)

Total floor area: 55.6 sq.m. (598 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Entrance Hallway

The apartment is accessed via a paved pedestrian pathway to its own private front door giving access into the hallway. Having a ceiling light point, electric storage heater, an airing cupboard housing the water tank and laminate wood flooring

### Kitchen

having a range of wall and base units with rolltop work surfaces, tiled splashbacks, stainless steel sink and drainer, inset hob, extractor fan and electric oven. Integrated washing machine, space for a dishwasher and freestanding fridge-freezer. Two ceiling light points, electric storage heater, laminate wood flooring and open access into the

### Living Room

having a ceiling light point, electric storage heater, laminate wood flooring and two UPVC double-glazed windows to the front aspect

### Bedroom One

having a ceiling light point, electric storage heater, fitted wardrobes, laminate wood flooring and a UPVC double-glazed window to the rear aspect

### Bedroom Two

having a ceiling light point, electric storage heater, laminate wood flooring and a UPVC double-glazed window to the rear aspect

### Bathroom

having a panelled bath with overhead mains shower fitment and tiles to wall, close-coupled WC and a pedestal handwash basin with a tiled splashback. Ceiling light point, extractor fan, electric storage heater and vinyl flooring

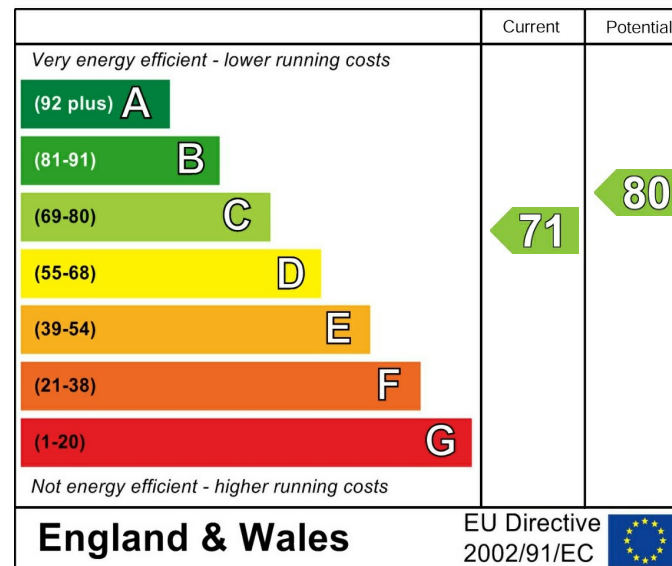
### AGENTS NOTE

We have been made aware by the vendor this apartment is LEASEHOLD with 81 years remaining on the lease

as a shared ownership purchase. Staircasing is available to purchase 100% of the property  
The is a monthly payment of £442.98 which includes the rent payment, service charge, ground rent and building insurance

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.

### Energy Efficiency Rating



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.

