

£149,950
ASKING PRICE

Jayman

Brewhouse Court, Wheel Lane

2 2 1

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21 Brewhouse Court, Wheel Lane, Lichfield, Staffordshire, WS13 7QP

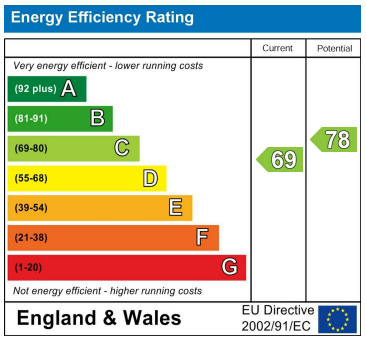






- Two bedrooms
- Ensuite shower to main bedroom
- Living Room
- Fitted Kitchen
- Allocated parking space
- Great location just off Beacon Street
- Walking distance to Morrisons
- No chain
- Ideal first time buy or buy to let
- EPC C Council Tax Band B

Jayman offer for sale this first floor two bedroom (with ensuite) apartment just off Beacon Street, within walking distance of Morrisons and the city centre.
Comprising of living room, bathroom, two bedrooms (master with ensuite shower) and an allocated parking space.
Long lease (197 approx years remaining)
Service charge: £593.50 paid twice a year
Ground rent: £50 p/a





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Approach
Located just off Beacon Street, entering under the archway you arrive at the car park area (allocated parking space).
The apartment is located on the first floor and offers the following accommodation;

Entrance hallway
With doors leading to

Living Room
13'8" x 9'1"
Spacious living room with feature fireplace and window to side.

Kitchen
8'0" x 6'10"
Comprising of a range of storage cupboards, sink and drainer, cooker, space and plumbing for appliances.

Bathroom
With bath, wash hand basin and wc.

Bedroom 1
9'6" x 7'8"
Double bedroom with mirrored built in wardrobes, window to fore and door to ensuite.

Ensuite
With wash hand basin, WC and shower.

Bedroom 2
7'1" x 8'0"
Single bedroom with window to side.

Outside
Covered allocated parking space
Landscaped communal seating area

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 an 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.

Do you have a property to sell?
Our proactive, and personalised approach to selling property helps our clients achieve the best price for their property.
Speak to us to arrange a free valuation of your property and let us help you get more for your property.

Lichfield
Located just north of Birmingham, Lichfield is a charming and historic Cathedral City known for its unique blend of heritage and contemporary living. With excellent transport links via both Lichfield City and Lichfield Trent Valley stations, commuting is effortless.

The city boasts an array of independent boutiques, bars, and restaurants, including the acclaimed Michelin-starred 'Upstairs by Tom Shepherd'. Lichfield also offers an impressive choice of primary and secondary schools, as well as a university campus, making it ideal for families, professionals, and investors alike.

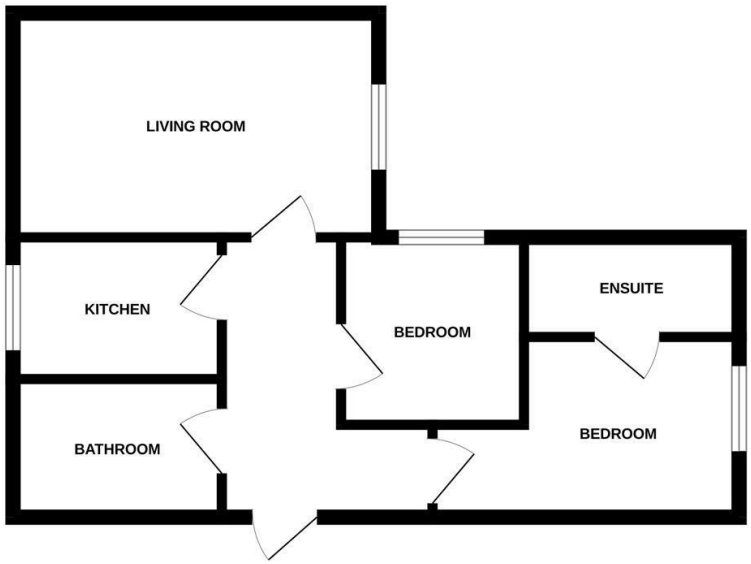






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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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