



**Kestrel Court ,  
Burntwood, WS7 9QU**

**Offers in the Region Of £175,000**

# Burntwood

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\*NO CHAIN\*  
\*ALLOCATED PARKING\*  
\*RARE TOP FLOOR TWO BEDROOM\*

Welcome to Kestrel Court, a top floor two bedroom apartment situated on the sought after St. Matthews Development in Burntwood.

Internally this lovely apartment features a welcoming entrance hallway, spacious lounge diner with feature fireplace, kitchen with space for appliances, two generous bedrooms with the master having built in wardrobes and also a bathroom with separate bath and shower.

There is plenty of storage with two large cupboards in the hallway and you also benefit from loft storage being on the top floor.

Recent works include a new boiler and carpets meaning this turn-key property is ready for its lucky new owner to enjoy with peace of mind.

The communal grounds are meticulously maintained and a secure intercom system creates a safe pleasant place to call home.

Nearby amenities include a handful of shops, easily accessible transport links and also just a 15 minute drive into Lichfield City Centre with train links to London, Birmingham and all major cities.

CALL NOW TO VIEW!!









## Property Specification

TOP FLOOR TWO BEDROOM  
SOUGHT AFTER LOCATION  
ALLOCATED PARKING  
CLOSE TO SHOPS AND TRANSPORT LINKS  
15 MINUTE DRIVE INTO LICHFIELD CITY CENTRE

Porch 1.47m (4'10") x 1.10m (3'7")

Hall 3.26m (10'8") x 1.10m (3'7")

Lounge/Diner 4.21m (13'10") x 3.65m (12')

Kitchen 3.65m (12') x 2.17m (7'1")

Bedroom 1 4.02m (13'2") x 3.04m (10')

Bedroom 2 3.65m (12') x 2.13m (7')

Bathroom 2.29m (7'6") x 2.02m (6'8")

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Tenure: Leasehold  
Ground Rent: £273  
Service Charge: £1380

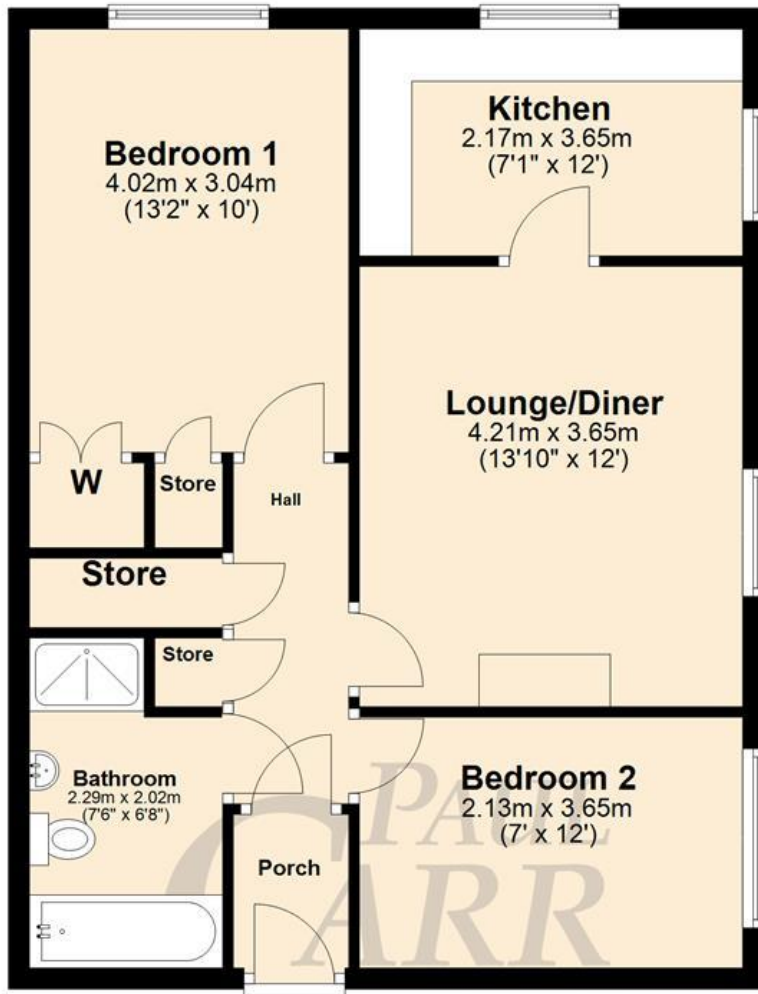
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

