Pourbaix House

Birmingham Road, Lichfield, WS13 6PP

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£160,000

A generously sized ground floor apartment located within walking distance of Lichfield City Centre & train station, offered to the market with no onward chain.

John German are delighted to offer to the market with no onward chain this spacious purpose built two bedroom ground floor apartment situated within Pourbaix house, a purpose-built development of apartments located on the Birmingham Road in Lichfield. The apartment is situated in a very popular location due to its close proximity to Lichfield city centre and train station. The city centre is home to a range of boutique shops, cosy cafes, markets, pubs and restaurants. Beacon Park, Minster and Stowe Pools provide some lovely scenic walks. For local schooling, this property falls into the catchment area for Christ Church CE(VC) Primary School, and for secondary education it's The Friary School.

Internally the property has a security intercom phone system giving access to the communal reception hallway with entrance door opening into the main hallway that has a storage cupboard and doors off to the accommodation. The spacious living room has a uPVC double glazed window to the front aspect, carpeted flooring, and a ceiling light point. The breakfast kitchen has a range of fitted wall and base units with stainless steel sink, tiled splashbacks, electric oven and hob and a uPVC double glazed door out to the private garden.

There are two generously proportioned double bedrooms and a family shower room comprising of low level WC, wash hand basin and a corner shower cubicle.

Outside - The property has a private courtyard style garden with a small paved patio seating area, along with one allocated parking space undercover plus visitor parking also available.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 999 year lease from 28/4/2009. Limited information of the ground rent / service charges due to it being a deceased estate.
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: **Parking**: One allocated space **Electricity supply**: Mains
Water supply: Mains **Sewerage**: Mains **Heating**: Mains
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Not known - 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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/12032026
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes

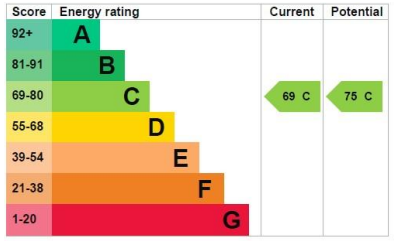
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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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