

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

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## Sandford Street

Lichfield, WS13 6RU

£180,000



Council Tax: C



# Charter Mews Sandford Street

Lichfield, WS13 6RU

£180,000



## Communal Entrance

accessed via a secure entrance door with post boxes and stairs to the first floor

## Hallway

having a useful fitted storage cupboard which also houses the central heating boiler. Inset ceiling spotlights and laminate flooring

## Lounge/Diner

having a wall mounted electric fire suite. Inset ceiling spotlights, three radiators, laminate flooring and two windows overlooking the rear aspect. Open access into the

## Kitchen

having a range of wall and base units with roll top work surfaces and an inset stainless steel sink and a half with drainer. Electric oven, gas hob, extractor hood, space for a fridge-freezer and space with plumbing for a washing machine. Inset ceiling spotlights, part tiling to the walls, radiator and laminate flooring

## Bedroom One

having a useful double fitted wardrobe providing hanging and storage space. Inset ceiling spotlights, radiator, laminate flooring and a window to the front aspect

## Bathroom

having a panelled bath with an overhead mains powered shower fitment and screen, pedestal hand wash basin with tiled splash back and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to the walls, radiator and laminate flooring

## Outside

there is a secure gated car park where the property benefits from one allocated space

## AGENTS NOTE

The property is LEASEHOLD with approximately years remaining

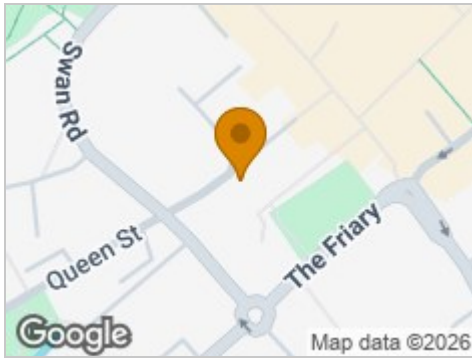
There is an annual ground rent charge of £75.00

There is an annual service charge of £1,590.21 which covers maintenance of the communal areas and the 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.\*\*



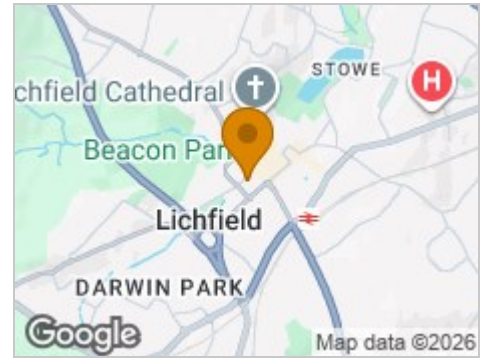
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



Total floor area 46.7 sq.m. (503 sq.ft.) approx

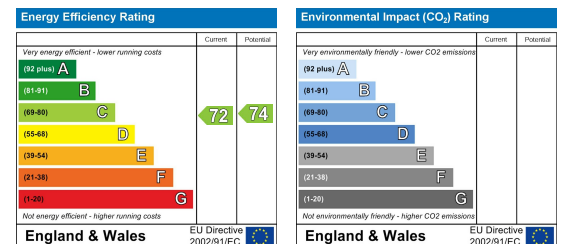
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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



## Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.