



The Sycamores,  
Lichfield, WS14 9ES

£180,000

# Lichfield

£180,000



## Welcome to The Sycamores

a highly desirable area just off Shortbutts Lane and this immaculately finished one-bedroom mews house.

This lovely home has been meticulously upgraded and boasts a fantastic position in this small development within easy reach of popular amenities in Lichfield City Centre, less than a mile to Lichfield City train station and close to local schooling in the area.

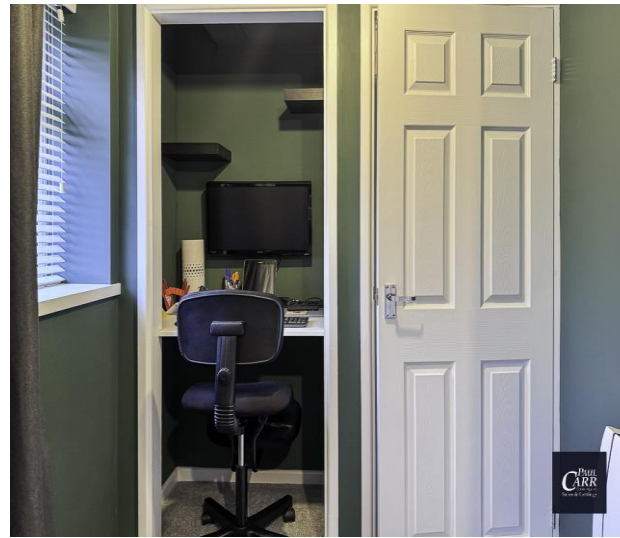
Offering impressive value for money, this superb property features two private allocated parking spaces directly outside the home.

Internally the accommodation comprises of a stylish living room with two large windows allowing ample natural light, plus a clever understairs storage cupboard and a separate kitchen off the living area. Upstairs is a large double bedroom with fitted wardrobes, a space for a study area and a cupboard housing appliances. The luxurious re-fitted bathroom completes the accommodation.

Outside are beautifully maintained communal gardens.

An estate charge is payable annually, current figures are approx £990. We advise you to seek clarification from your solicitor. Call Paul Carr Lichfield to arrange an appointment to view!





### Agent's Note:

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: 7th February 2026

**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.

## Property Specification

Meticulously Finished One Bedroom Mews House  
Modern Development Just Off Shortbutts Lane  
Two Parking Spaces  
Immaculately Presented  
Close to Lichfield City Centre & 0.8 miles to the Train Station

Living Room 4.60m (15'1") x 2.77m (9'1")

Kitchen 2.97m (9'9") x 1.57m (5'2")

Stairs

Landing

Bedroom 3.98m (13'1") x 3.38m (11'1")

Study Area 0.77m (2'6") x 0.52m (1'8")

Bathroom

### Viewer's Note:

Services connected: Electric water and drainage  
Council tax band: B  
Tenure: Freehold  
Service Charge: £990 PA

# Floor Plan

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

## Ground Floor

Approx. 20.4 sq. metres (219.9 sq. feet)



## First Floor

Approx. 20.7 sq. metres (222.7 sq. feet)



Total area: approx. 41.1 sq. metres (442.6 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

## Map Location

