



Connells

Wheel Lane
Lichfield



Property Description

Occupying an enviable position within one of Lichfield's most desirable residential locations, this attractive ground floor one-bedroom apartment presents an exceptional opportunity for first-time buyers, professional couples, those looking to downsize, and savvy investors seeking a strong addition to their property portfolio. Offering well-proportioned accommodation throughout and benefiting from a highly convenient setting close to the vibrant city centre, this superb home combines comfortable modern living with outstanding local amenities right on the doorstep.

The apartment further benefits from a generously sized double bedroom, offering a peaceful retreat at the end of the day, together with a well-appointed shower room finished in a practical and contemporary style. The overall layout has been thoughtfully designed to maximise both comfort and functionality, making the property an ideal choice for a variety of purchasers.

Upon entering the property, prospective purchasers are welcomed into a bright and inviting interior that has been well maintained and presented in good condition throughout. The heart of the home is the spacious open-plan kitchen and living area, providing a versatile and sociable space perfectly suited to both everyday living and entertaining. The kitchen offers ample storage and worktop space, whilst the living area enjoys plenty of natural light, creating a warm and welcoming atmosphere.

SURE TO BE POPULAR, CALL CONNELLS TODAY TO BOOK SLOT



Open Plan Kitchen Lounge

17' 3" max x 14' 6" max (5.26m max x 4.42m max)

Bedroom

14' 1" max x 8' 9" max (4.29m max x 2.67m max)

Shower Room

Good Storage

Residents Parking

Close To Lichfield City Centre

Externally

Externally, residents enjoy the added advantage of parking facilities, providing valuable convenience in such a sought-after central location. The apartment's position is undoubtedly one of its strongest features, being situated within easy reach of the historic city centre of Lichfield, renowned for its beautiful architecture, charming streets and excellent range of amenities. A fantastic selection of shops, supermarkets, cafés, restaurants and popular pub eateries can all be found nearby, ensuring everything required for day-to-day living is within easy reach. The area is also well served by reputable schools, leisure facilities and excellent transport links, making it an attractive place to live for both owner-occupiers and tenants alike.

Notes For Investors

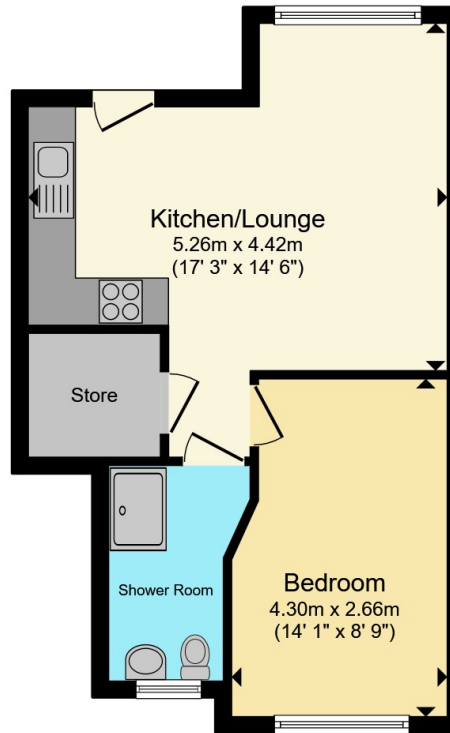
For investors, the property represents a particularly appealing proposition, benefiting from strong rental demand and the potential for an excellent rental yield. Further details regarding anticipated rental income and investment returns are available upon request through Connells. Combining an excellent location, well-presented accommodation and strong investment credentials, this delightful apartment is a rare opportunity not to be missed.

Early viewing is strongly recommended to fully appreciate everything this wonderful home has to offer and to secure a property in one of Lichfield's most popular and convenient locations.









Total floor area 39.7 m² (428 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 www.propertybox.io



To view this property please contact Connells on

T 01543 262 376
E lichfield@connells.co.uk

11-13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: C Council Tax
 Band: B

Service Charge:
 1200.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LFD312269

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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