



Plot 236 - The Rochester, St Johns Grange Axten Ave,
London Road, Lichfield, WS14 9GD

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WS14 9GD**

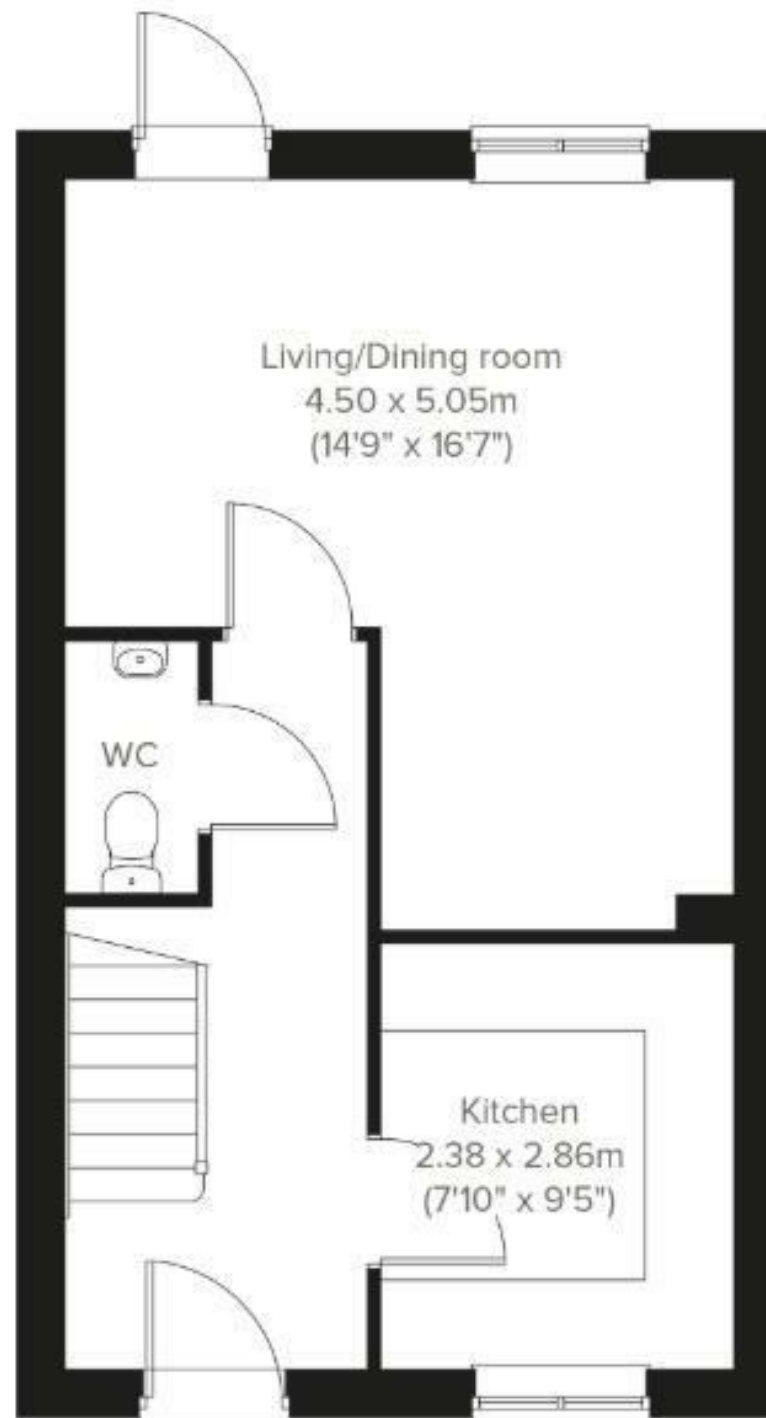
£244,000

The Rochester is a two-bedroom home, perfect for couples or young families. The ground floor boasts a modern kitchen, a spacious living/dining room with doors leading to the garden and a convenient WC. Upstairs, there are two bedrooms, a family bathroom and two further storage cupboards, making this home both practical and stylish.

This property is being sold with 20% Discount. Purchase Price shown is 80% of the Full Open Market Value.

Annual service charge is £236

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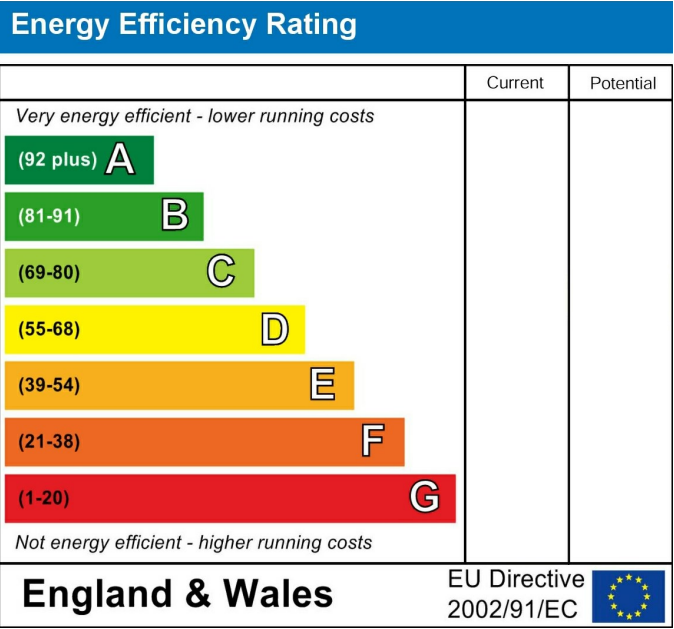


Eligibility Criteria to purchase Discounted Market

To qualify to purchase one of these homes you need to meet the eligibility criteria you will need to be able to evidence:

- 1) You have a household income, assets, savings, or investments less than £80,000
- 2) You are a first time buyer or a first time buyer in your own right, and not a current home owner
- 3) You meet the local connection criteria of at least one of the following:

- Your parents were permanent residents in Lichfield District when you were born.
- As a child you lived in Lichfield District for at least 5 years and attended a local school.
- You have previously lived in Lichfield District for at least 3 out of the last 5 years (does not have to be continuous).
- You currently live in Lichfield District and have done so for at least 2 years
- You currently work in Lichfield District either on a permanent or temporary contract running for a minimum of 6 months
- You have a written offer of permanent full-time work in Lichfield District.
- You have a parent currently living in Lichfield District and has done so for at least 5 years.
- If you are aged over 55 you have a son or daughter, or other close family member (brother or sister) currently living in Lichfield District and has done so for at least 5 years.



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. 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.





