

Pourbaix House

Birmingham Road, Lichfield, WS13 6PP

John German



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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

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Agents' Notes

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