



Nottingham Road
Whittington Barracks, Lichfield, WS14 9TG

£120,000

Property Features

- First floor apartment within the popular Whittington Barracks development
- Two generously sized double bedrooms
- Spacious and bright living room
- Separate fitted kitchen
- Family bathroom with three-piece suite
- Excellent built-in storage throughout the apartment
- Principal bedroom with dedicated wardrobe area
- Well-maintained communal grounds
- Resident and visitor parking available
- Ideal purchase for first-time buyers, investors or those looking to downsize

Full Description

Situated on the first floor of a well-established apartment complex within the sought after Whittington Barracks development, this well-proportioned two bedroom apartment presents an excellent opportunity for first-time buyers, downsizers or investors alike. The property offers spacious accommodation throughout, with a generous living room, separate fitted kitchen, two comfortable double bedrooms and a family bathroom, all complemented by an abundance of built-in storage cupboards.

The development enjoys a peaceful setting within the historic Whittington Barracks community, just a short distance from the village of Whittington and only a few miles from Lichfield city centre. Residents benefit from allocated and visitor parking, attractive communal surroundings and excellent transport links to surrounding towns and commuter routes.

THE FORE

The apartment is positioned within a well-maintained residential block, with attractive communal grounds and ample parking available for residents and visitors. The building offers secure communal access, with well-kept entrance areas that create a welcoming first impression. Its location within the Whittington Barracks development combines a peaceful residential environment with excellent convenience. Local amenities are available nearby in Whittington village, while Lichfield city centre offers a wider range of shops, restaurants and leisure facilities just a short drive away.

INTERNAL

The welcoming entrance hall provides access to the living room and kitchen, while immediately showcasing one of the apartment's standout features: an impressive range of built-in storage cupboards, offering a level of practicality rarely



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found in properties of this size. The spacious living room enjoys plenty of natural light and offers ample space for both comfortable seating and dining furniture, making it an ideal room for relaxing or entertaining.

The fitted kitchen is arranged with a practical layout, providing generous worktop space and a good range of storage units. Both bedrooms are genuine double rooms, both with a dedicated wardrobe area. Completing the accommodation is a well-appointed family bathroom fitted with a three-piece suite, serving both bedrooms with ease.

KITCHEN

6' 8" x 13' 4" (2.03m x 4.06m)

LIVING ROOM

11' 6" x 17' 5" (3.51m x 5.31m)

BEDROOM ONE

9' 7" x 12' 5" (2.92m x 3.78m)

BEDROOM TWO

8' 7" x 12' 5" (2.62m x 3.78m)

BATHROOM

8' x 6' 5" (2.44m x 1.96m)

EXTERNAL

The apartment enjoys pleasant communal surroundings, with maintained grounds and communal parking areas providing practicality for everyday living. The mature setting enhances the overall appeal of the development and creates a peaceful environment for residents.

Occupying a first floor position, the property benefits from elevated views and excellent natural light throughout, while remaining conveniently located for access to nearby amenities, countryside walks and major road links.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is leasehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

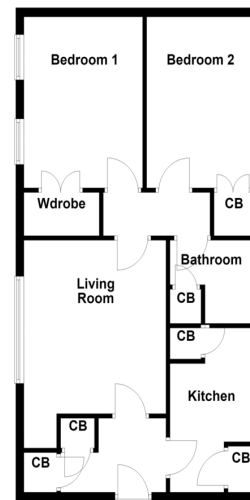


VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements