



Heenan Grove,
Lichfield, WS13 7QJ

Offers in Excess of £200,000

Lichfield

Offers in Excess of £200,000



RARE OPPURTUNITY to purchase this

Immaculately finished one bedroom house in Lichfield with driveway parking and private, low maintenance rear garden.

The open-plan ground floor layout features a contemporary kitchen design with space for appliances, space for a dining table and a cosy lounge area looking out to the private garden.

Upstairs is a double bedroom with space for wardrobes and a stylish en-suite bathroom.

Outside the property benefits from driveway parking and a lovely rear garden ideal for relaxing and entertaining.

This fabulous property is located in a side street close to local schools, excellent road links and walking distance from Beacon Park and the centre of Lichfield.

Offered with **NO UPWARD CHAIN**, call Paul Carr Lichfield to arrange a viewing and avoid missing out!





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:

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

Beautifully Presented Modern One Bedroom House

Quiet Residential Location in Lichfield

Open-Plan Lounge/Kitchen/Dining Area

Double Bedroom & Modern Bathroom

Low Maintenance Rear Garden

Open Kitchen/Living Room

7.06m (23'2") max x 3.62m (11'11")

Master Bedroom

5.10m (16'9") x 2.00m (6'7")

En-suite

1.70m (5'7") x 1.61m (5'3")

Viewer's Note:

Services connected: Water, Drainage, Gas, Electric

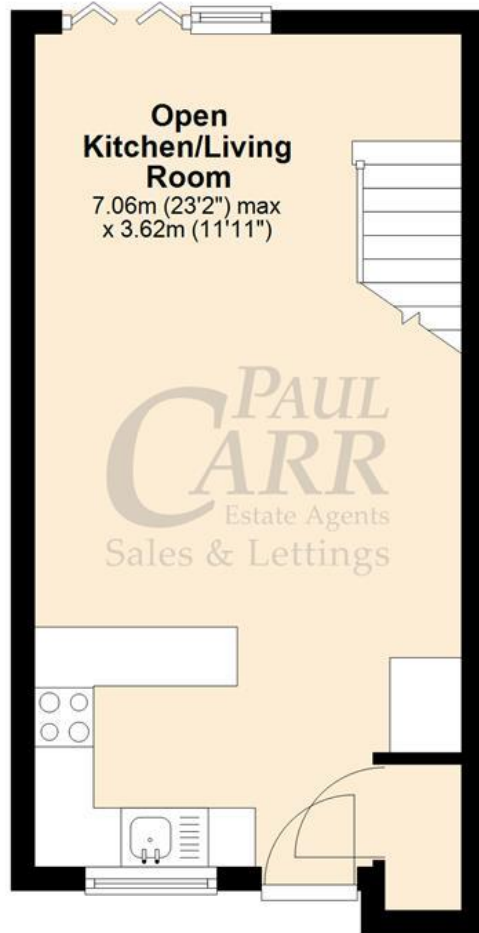
Council tax band: B

Tenure: Freehold

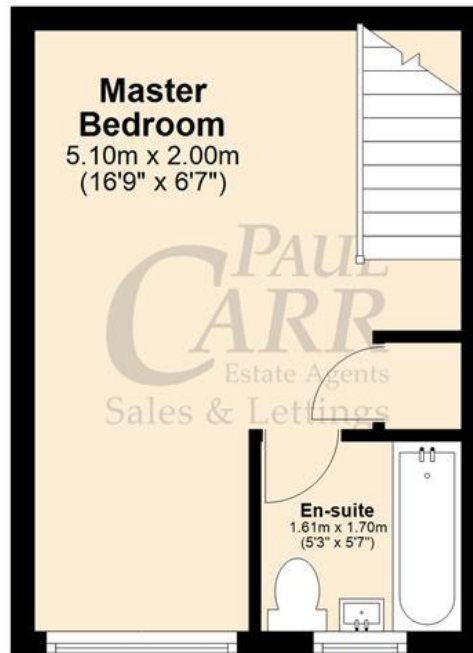
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

