

HUNTERS®
HERE TO GET *you* THERE

8 Burwaye Close, Lichfield, WS13 6NZ

Offers Over £150,000

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Hunters are delighted to bring this well-presented second-floor apartment to the market. Ideally situated on the edge of the City Centre, the property offers comfortable, low-maintenance living with excellent access to a range of local amenities, transport links and city-centre facilities. The accommodation briefly comprises an entrance hall with video intercom system, an open-plan lounge and kitchen area, one double bedroom and a bathroom. The property further benefits from electric heating, double glazing, an allocated parking space and well-maintained communal grounds. An ideal opportunity for first-time buyers, professionals or investors. EPC RATING - C

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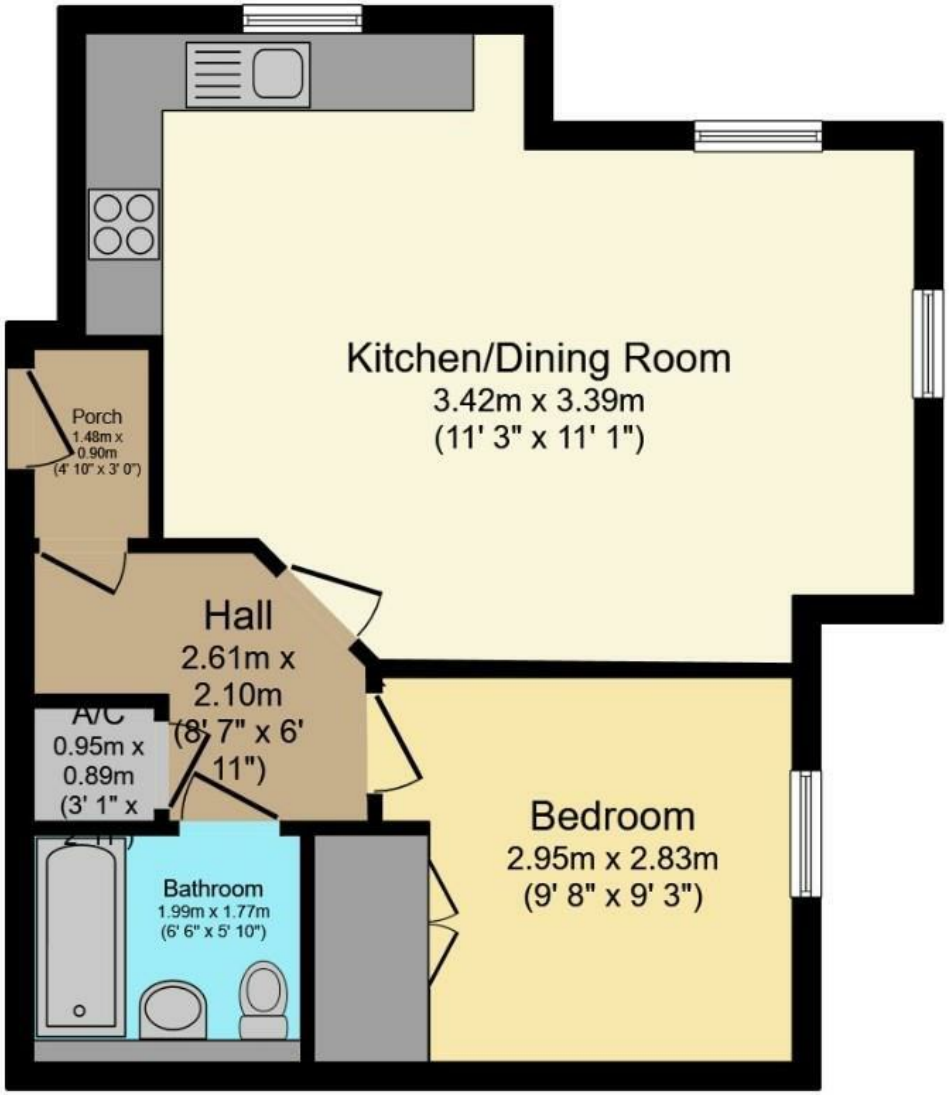

Total floor area 47.7 sq.m. (513 sq.ft.) approx

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 propertybox.io

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Communal Entrance
having a secure front entrance door with an intercom system and a post boxes for the apartments

Entrance Porch
Accessed via a secure entrance door, having a ceiling light and laminate flooring.

Hallway
Having a ceiling light point, access to the loft, intercom system, wall mounted electric heater, a cupboard housing the water tank and laminate flooring

Kitchen / Dining Room
Having x 3 ceiling light points, x 2 UPVC double glazed window to the front aspect, a further UPVC double glazed window to the side aspect x 3 wall mounted electric heaters, wall and base units, an electric oven with electric hobs, cooker hood, stainless steel sink with drainer and laminate flooring. Space for a fridge, freezer and washing machine

Bedroom
Having a ceiling light point, a UPVC double glazed window to the side aspect, a wall mounted electric heater, useful built in wardrobe storage and laminate flooring.

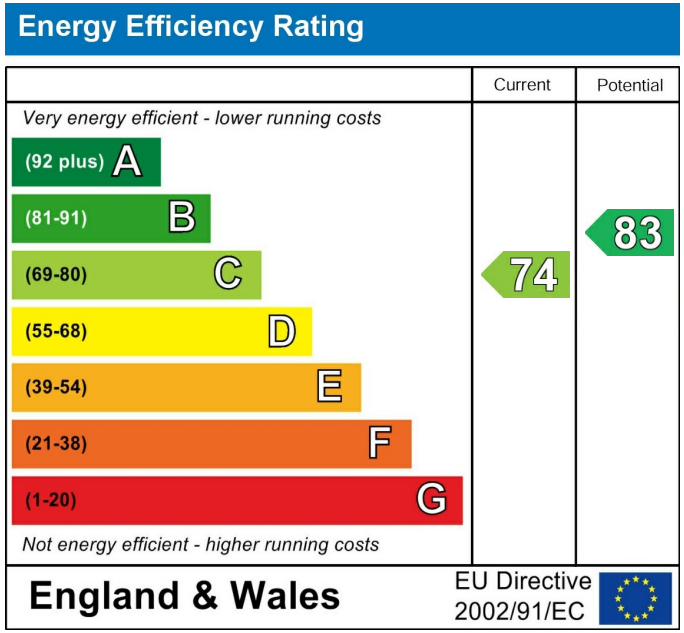
Bathroom
Having a ceiling light point, a wall mounted light point, part tiled walls, an extractor fan, a heated towel radiator, a close coupled WC, a pedestal sink with tiled splashback, a panelled bath with overhead main shower fitment and tiled flooring.

Outside
To the rear of the building there is an allocated parking space, further visitor spaces available and greenery

AGENTS NOTE
The property is LEASEHOLD with around 103 years remaining on the lease.
There is an annual ground rent charge of £120.00
There is an annual service charge of approximately £1,000.00

Please note that this property does come with an allocated parking space.

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee. This charge is non refundable.



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.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Danger
High voltage
2


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