

# HUNTERS®

HERE TO GET *you* THERE



**Bird Street**  
Lichfield, WS13 6AB

£240,000



Council Tax: D



# 8 Minster Court Bird Street

Lichfield, WS13 6AB

£240,000



## Communal Entrance

accessed via a secure entrance door with access to lifts and communal areas

## Entrance Hallway

having two ceiling light points, coving, wall mounted electric heater and two useful storage cupboards

## Living/Dining Room

having an electric fire suite with a feature mantle and hearth. Two ceiling light points, coving, two wall light points, wall mounted electric heater and a UPVC double-glazed window to the side aspect overlooking Minster Pool and Lichfield Cathedral

## Kitchen

having a range of wall and base units, roll top work surfaces and an inset acrylic sink with drainer. Electric oven, microwave, electric hob, extractor hood and integrated fridge-freezer. Ceiling light point, coving

## Bedroom One

having a fitted double wardrobe providing ample hanging and storage space. Ceiling light point, coving, wall mounted electric heater and a UPVC double-glazed window with views of Minster Pool and the Cathedral

## Bedroom Two

having a ceiling light point, wall mounted electric heater and a UPVC double-glazed window with views of Minster Pool and the Cathedral

## Refitted Bathroom

have a panelled bath, a walk in shower enclosure with a mains powered fitment, vanity hand wash

basin with an illuminated mirrored cabinet above and a close-coupled WC. Ceiling light point, extractor fan, tiling to the walls, towel radiator and vinyl flooring

## Communal Areas and Outside

at the development the below communal services are available

Communal Lounge

Communal Kitchen

Outside Terrace with seating

Communal Laundry with two washing machines and two tumble driers

Communal Garden with seating and established shrubs and trees. There is also a pedestrian gate which gives access directly onto Bird Street

The development also benefits from an on-site property manager who is available Monday - Friday 9am - 1pm

There is also a guest suite available subject to booking

## Service Charges

The property is LEASEHOLD with approximately 106 years remaining on the lease

There is an annual ground rent charge of £857.20

There is an annual service charge of approximately £6,762.00 which covers all of the above mentioned communal areas including the upkeep and cleaning

## AGENTS NOTE

There is no parking with this property - potential purchasers should make their own enquiries regarding permit parking available in the city

\*\*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.\*\*



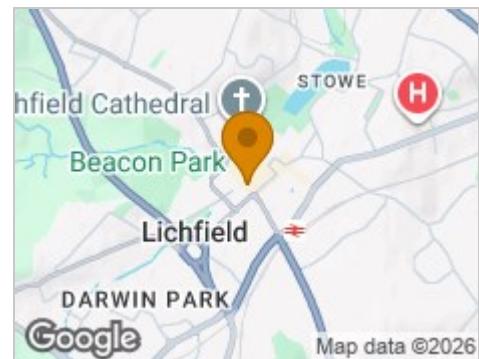
## Road Map



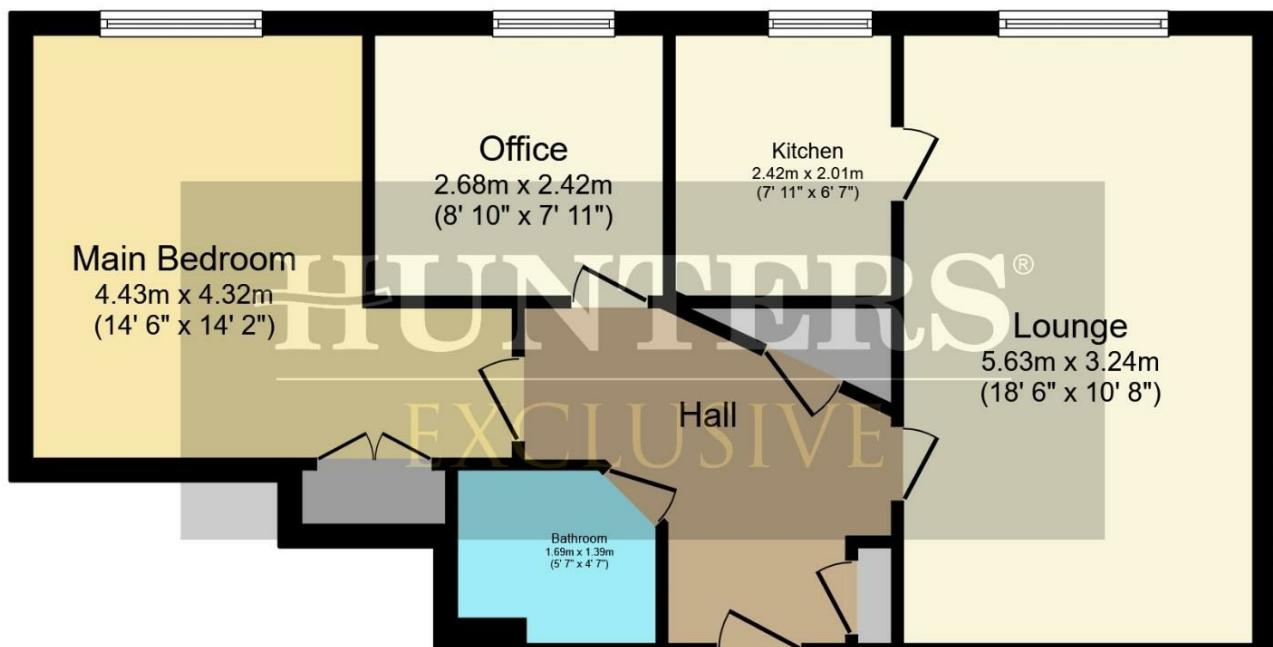
## Hybrid Map



## Terrain Map



## Floor Plan



## Floor Plan

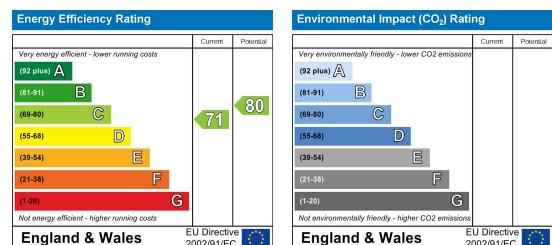
Total floor area 57.7 sq.m. (621 sq.ft.) approx

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).  
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## Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.