

HUNTERS®
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140A Netherstowe Lane, Lichfield, WS13 6BA

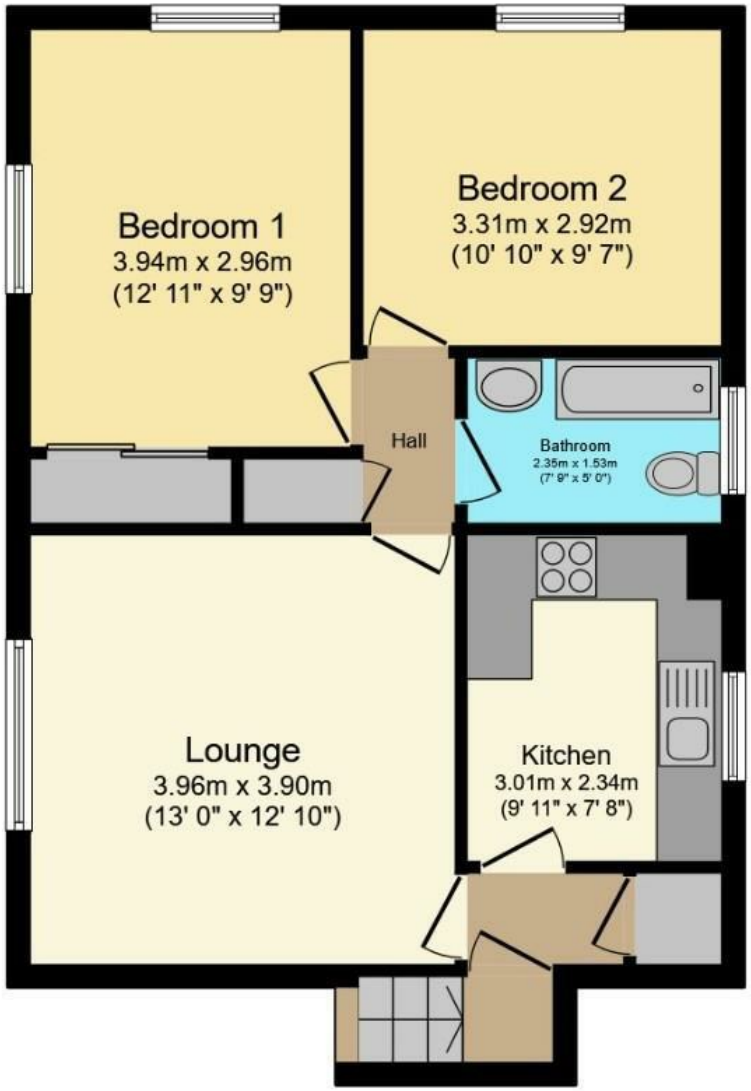
£135,000

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This two-bedroom apartment is situated above a commercial premises on Netherstowe Lane, Lichfield. The property is located within easy reach of local shops and amenities, making it a practical choice for those seeking comfortable living with easy access to the surrounding area. The apartment also benefits from being close to active bus routes, providing convenient transport links to Lichfield and Villages. An excellent opportunity for first time buyers looking for a conveniently located home or an investor looking for a manageable rental. Benefitting from Gas Central Heating and UPVC double-glazing. In brief, the accommodation comprises of; Entrance Hallway, Kitchen, Living Room, Bedroom One, Bedroom Two and a Family Bathroom. EPC RATING - C

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Total floor area 56.5 sq.m. (608 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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Entrance Hallway
Access via a UPVC double glazed front door, a useful storage cupboard housing the boiler, a ceiling light point and laminate flooring.

Kitchen
having a ceiling light point, a UPVC double glazed window to the side aspect, wall and base units, a radiator, gas hobs, electric oven, extractor hood, appliance space for fridge freezer, washing machine and dryer, granite composite sink with drainer and laminate flooring

Lounge
having x 2 wall mounted light points, a UPVC double glazed window to the side aspect, a radiator and laminate flooring.

Hallway
having a ceiling light point, an airing cupboard for storage, access to the loft space and laminate flooring.

Family Bathroom
having a ceiling light point, a UPVC double glazed window to the side aspect, a close couple WC, a towel radiator, a wall mounted sink, a panelled bath with handheld shower fitment, part tiled walls and tiled flooring.

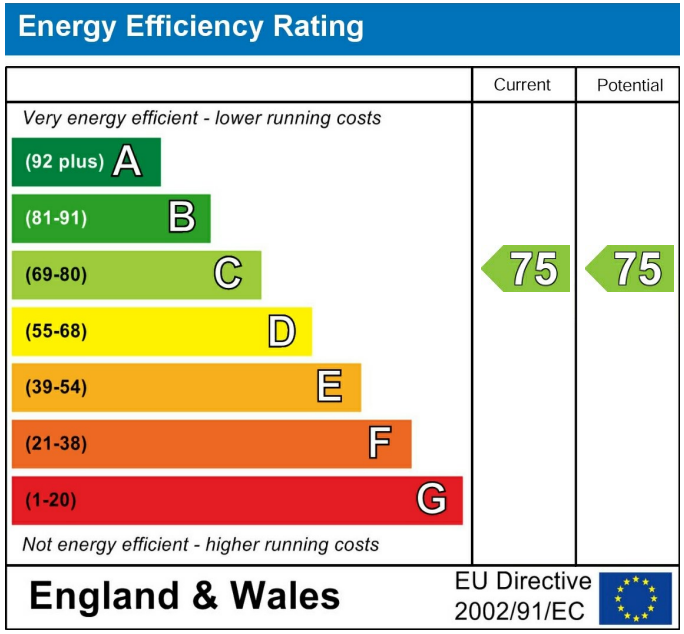
Bedroom One
having a ceiling light point, a UPVC double glazed window to the side aspect, built in wardrobe storage, a radiator and laminate flooring.

Bedroom Two
having a ceiling light point, a UPVC double glazed window to the rear aspect, built in wardrobe storage, a radiator and laminate flooring.

Outside
The entrance to the apartment is accessed via a concrete staircase with concrete treads and metal handrails.

AGENTS NOTE
The property is LEASEHOLD, there are 112 years remaining on the lease.
There is an annual ground rent charge to be confirmed.
There is an annual service charge is to be confirmed.
This charge covers the maintenance of the communal areas, lighting and the car park as well as the buildings insurance

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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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