

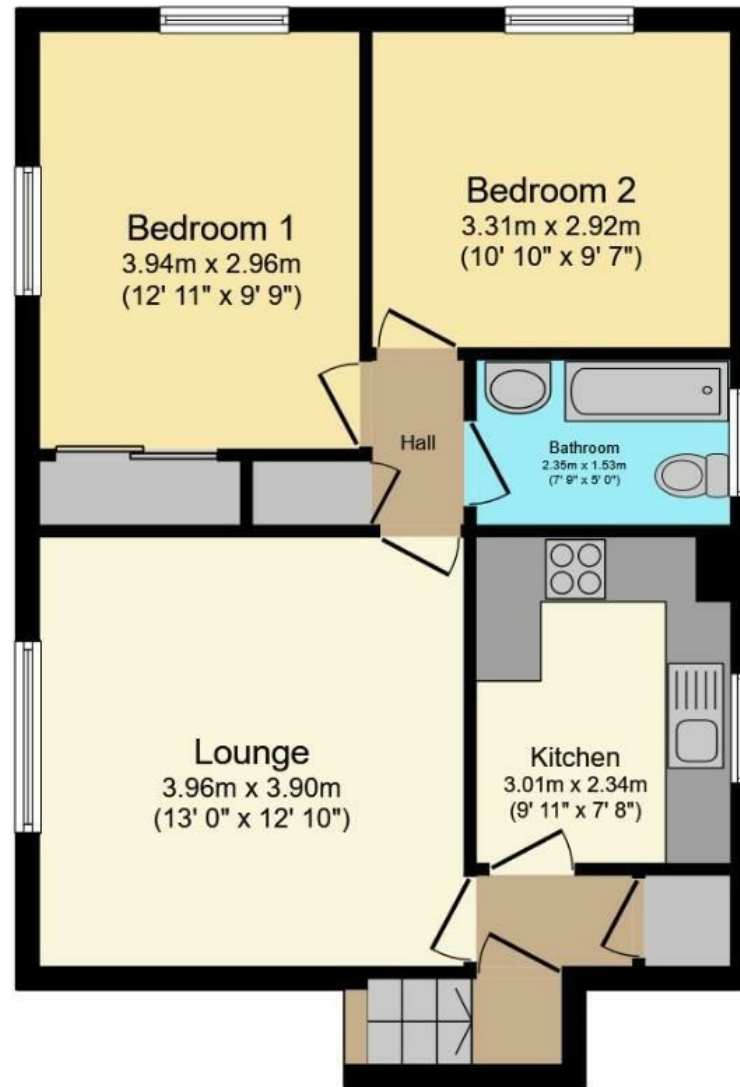


140A Netherstowe Lane, Lichfield, WS13 6BA

£140,000

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

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

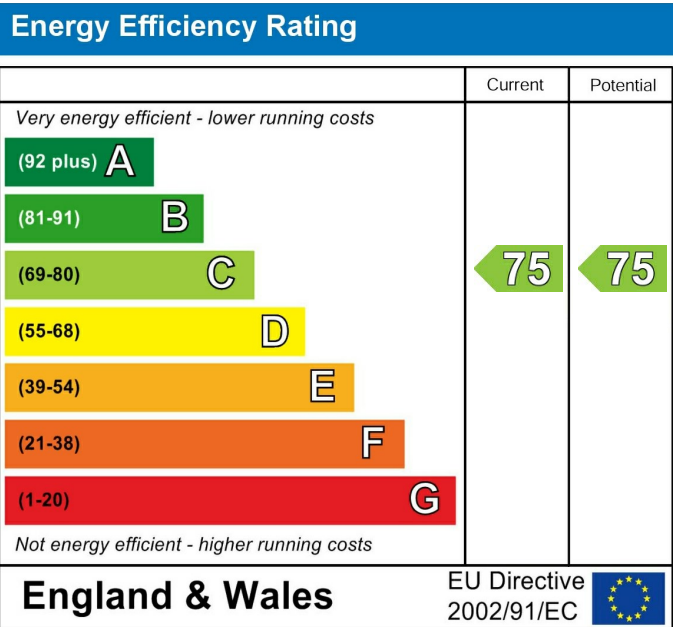
The entrance to the apartment is accessed via a

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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