

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Blackberry Avenue

Lichfield, WS14 9GS

£100,000



Council Tax: B





# 48 Blackberry Avenue

Lichfield, WS14 9GS

£100,000



## Communal Area

accessed via a secure front entrance door with an intercom system and having post boxes for the apartments and stairs leading to the second floor

## Entrance Hallway

having a useful fitted storage cupboard and a further cupboard housing the hot water tank. Two ceiling light points, intercom system and an electric wall mounted heater. Doors off to all accommodation

## Living Room

having a feature wall mounted electric fire suite. Ceiling light point, wall mounted electric heater and UPVC double-glazed French doors on the balcony with views overlooking Lichfield Cathedral

## Dining Kitchen

fitted with a range of wall and base units, roll top work surfaces with tiled splash backs and an inset stainless steel sink with drainer. Electric four-ring cooker with extractor hood and tiled splash back, space for a fridge-freezer and space with plumbing for a washing machine. Two ceiling light points, electric wall mounted heater, vinyl flooring and a UPVC double-glazed window over looking the rear aspect

## Bedroom One

benefitting from having wardrobes providing ample hanging and storage space. Ceiling light point, wall mounted electric heater and a UPVC double-glazed window to the front aspect. Door into the

## En-suite

having an fully tiled shower enclosure with a mains powered overhead fitment, pedestal hand wash

basin with a tiled splash back and a close-coupled WC. Ceiling light point, wall mounted electric heater, laminate flooring and a UPVC double-glazed window to the front aspect

## Bedroom Two

having a ceiling light point, loft access, wall mounted electric heater and a UPVC double-glazed window to the rear aspect

## Bathroom

having a panelled bath with an overhead mains powered shower fitment, pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, part tiling to walls, electric wall mounted heater, laminate flooring and a UPVC double-glazed window to the front aspect

## Outside

the property benefits from a balcony accessed from the living room which has decking and views of Lichfield Cathedral. There is one allocated parking space in a communal car park with additional visitor spaces.

## AGENTS NOTE

We have been made aware by the vendor this apartment is LEASEHOLD with 81 years remaining on the lease as a shared ownership purchase. Staircasing is available to purchase 100% of the property

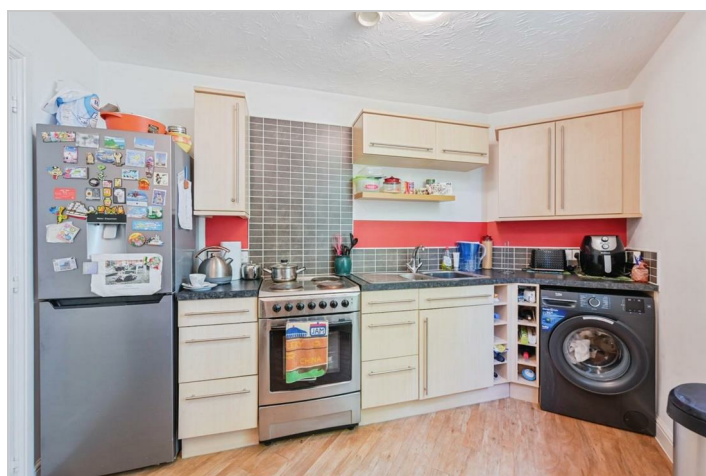
There is a rent payable per month of £393.63

There is a service charge and ground rent of around £130.00 per month

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money

Tel: 01543 419000

Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.



Road Map



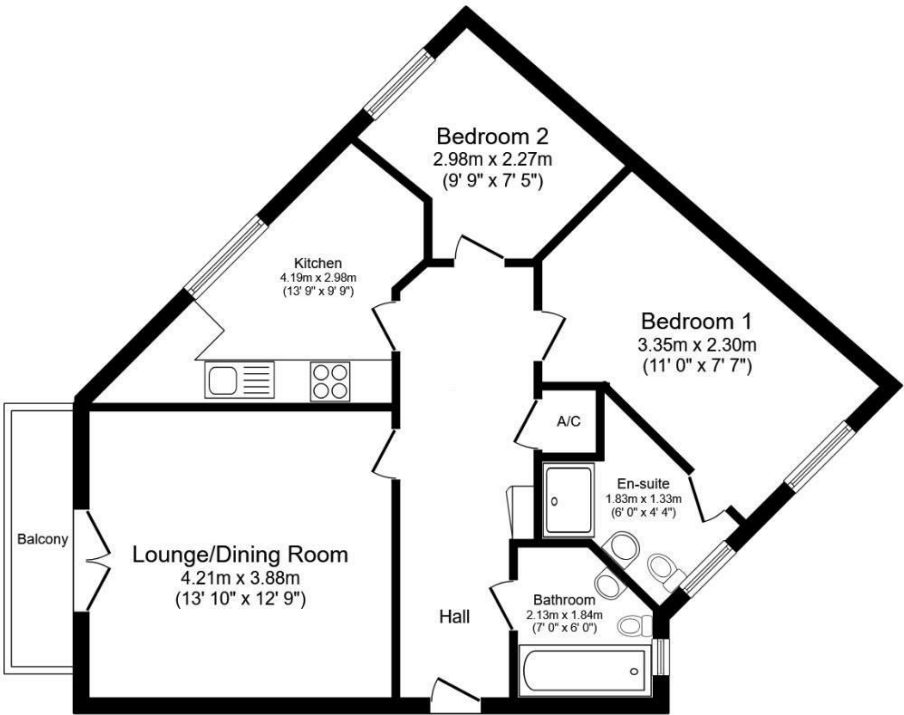
Hybrid Map



Terrain Map



Floor Plan



Floor Plan

Floor area 65.5 sq.m. (705 sq.ft.)

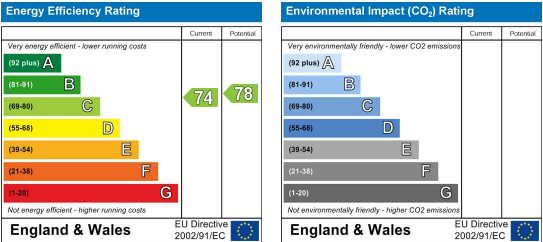
Total floor area: 65.5 sq.m. (705 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 [www.Propertybox.io](http://www.Propertybox.io)

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.