

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lower Sandford Street

Lichfield, WS13 6QY

Asking Price £145,000



Council Tax: C





# 28 Andrews House Lower Sandford Street

Lichfield, WS13 6QY

Asking Price £145,000



## Communal Area - Ground Floor

having a communal secure entrance door and lifts to all floors, residents' lounge, laundry, hairdressers and an on-site scheme manager. Useful storage cupboard located off from communal hallway.

## Hallway

having two ceiling light points, emergency pull cord and intercom system. Electric radiator and access to further accommodation.

## Lounge/Dining area

Having a good-sized window, electric fire with surround, door leading to;

## Kitchen

With a range of wall and base units, storage heater, stainless steel basin, partially tiled walls, double-glazed window, storage cupboard and additional storage space

## Bathroom

Having a bath with electric shower, WC, wash basin with mirrored cupboard fitted above and ceiling light point

## Bedroom One

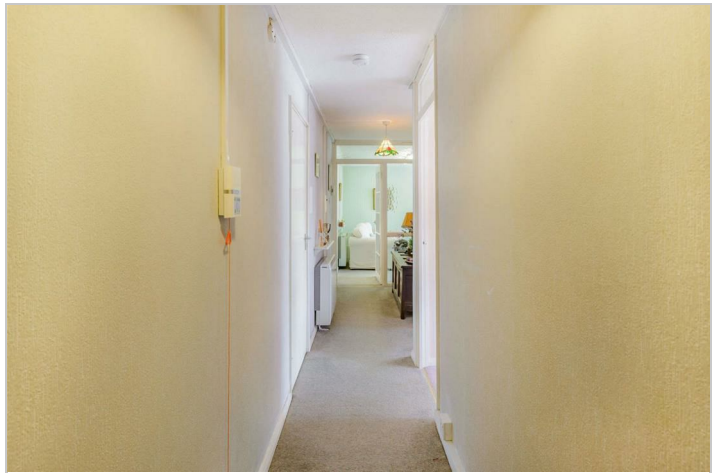
Double bedroom with good-sized window, carpeted floor, fitted wardrobe with mirrored sliding doors, radiator and ceiling light point

## Bedroom Two

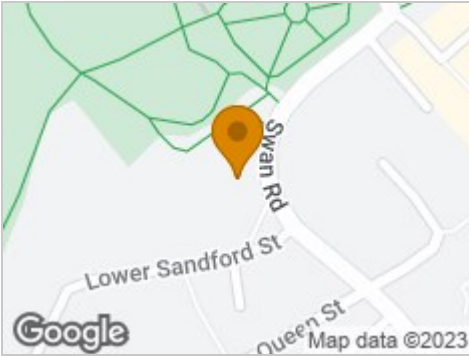
Good-sized, double-glazed window allowing natural light in, carpeted floor, fitted wardrobe with sliding door, radiator and ceiling light point

## Agents Note

We have been advised by the seller that there are 63 years remaining on the lease and there is an annual service charge of £3,258.24 (£271.52 PCM)



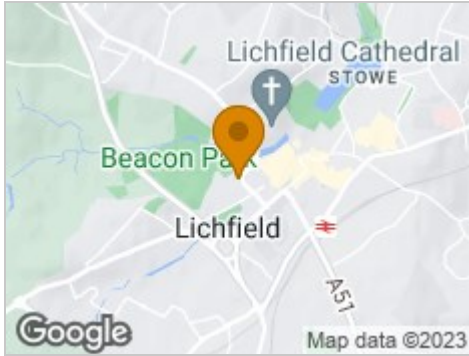
Road Map



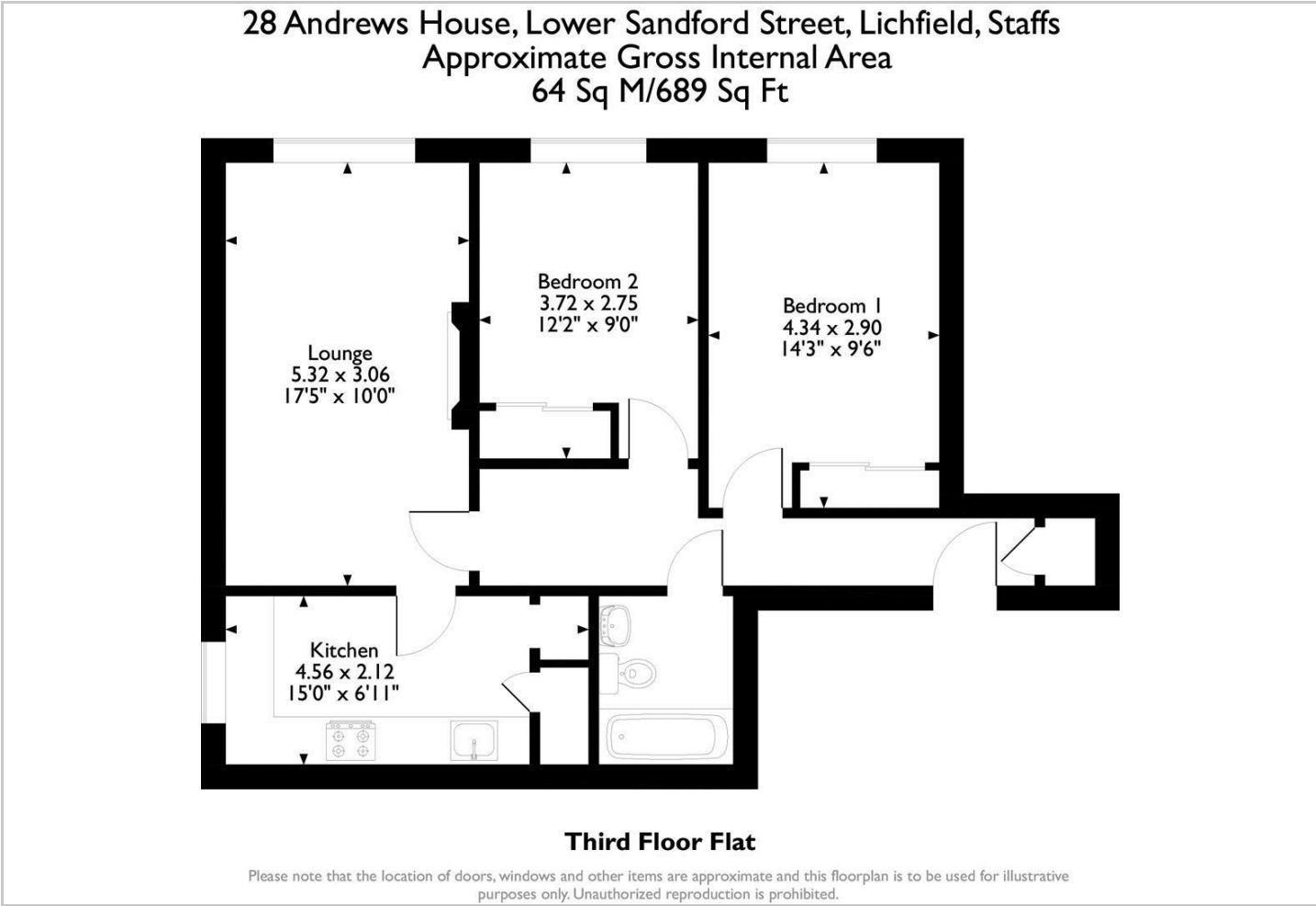
Hybrid Map



Terrain Map



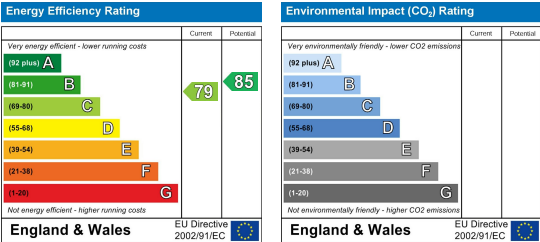
Floor Plan



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.