

Walsall Road

Pipehill, Lichfield, WS13 8JW



A traditional detached cottage that is structurally unsafe occupying an extensive plot, in a desirable location on the outskirts of Lichfield.

Suitable for Cash Buyers only

Offers In Region Of £280,000

John German

A report has been undertaken by a chartered building surveyor and in his opinion the property is structurally unsafe, therefore internal viewing of the property will not be permitted. We ask all interested parties to observe from the perimeter fencing.

The property will only be available to cash buyers as it is not fit for mortgage purposes.

Notes

There is asbestos and broken glass on the site, again we advise to take extra care when visiting the site.

There is an open well within the cottage.

There is Japanese knotweed on the site, this is currently being treated.

For further information please contact John German Lichfield office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: There are no mains services. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environmental-agency

www.lichfielddc.gov.uk

Our Ref: JGA/02072021

Local Authority: Lichfield District Council



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

AWAITING EPC MEDIA

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