

Swan Mews

Swan Road, Lichfield, WS13 6TU

John German



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£120,000

Offered to the market with no onward chain is this first floor apartment situated within a beautiful location within central Lichfield.

This prestigious development of apartments and homes named Swan Mews is ideally located within close proximity of Lichfield's city centre and benefits from being within a stone's throw from Beacon Park, Minster Pool and only a few moments away from the bars and restaurants of Bird Street. The Cathedral city of Lichfield enjoys a range of boutique shops, a Michelin star restaurant, cosy cafés, markets, pubs and bars. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more destinations.

Internally the property comprises of secure entry leading into the communal hallway where stairs rise to the first floor where you will find access into this apartment.

An L-shaped entrance hallway gives access to all of the rooms.

The double bedroom has fitted wardrobes and is conveniently placed for the fully tiled bathroom that lies opposite.

Along the hall is the lounge/dining room which is a good size. Double doors open to the kitchen which has a range of base and eye level units, worksurfaces with inset sink and drainer plus space for appliances.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 29 September 1981 for a term of 99 years. We await confirmation of service charges and ground rent (limited information as it is probate sale).

Property construction: TBC **Parking:** TBC **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band B

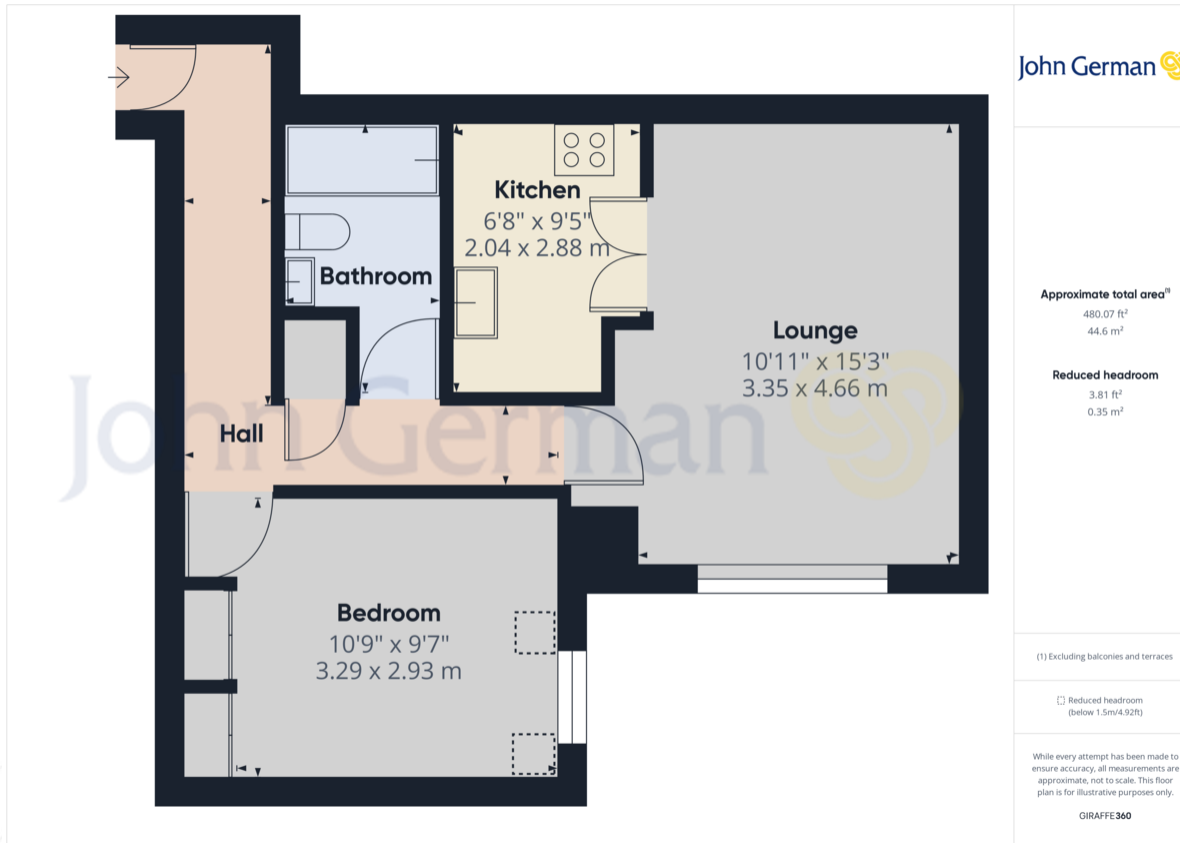
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27022024

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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