

Bird Street

Lichfield, WS13 6NP

John 
German



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£165,000

**A fantastic apartment situated in the heart of Lichfield city centre,
great for first-time-buyers or investors.**

This fantastic one-bedroom apartment presents an ideal first time buy or buy to let investment property, the property is currently tenanted with a monthly rental income of £700 PCM, making this a great investment for any buy-to-let landlords. The property is located in 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. The apartment is accessed from the ground floor via an intercom controlled entrance door, communal stairs lead up to the second floor where you will find The Mills Suite. The entrance door opens into the hallway with doors off and steps down to the open plan living area which has feature wooden beams to the ceiling, a sash window to the front aspect with views onto Bird Street and a Velux skylight to the rear. The kitchen is fitted with a range of base units with stainless steel sink and drainer, integrated oven with electric hob and extractor above, dishwasher, fridge freezer and space and plumbing for a washing machine. There is an additional wall unit with a shelving and a shutter door. Leading off the entrance hall is the spacious double bedroom with two sash windows to the front aspect and space for wardrobes. Completing the accommodation is the modern bathroom which has a centre fill bath with shower over and glazed shower screen, WC and wash hand basin with ceiling spotlights, modern tiling and a chrome heated towel rail.

Tenure: Leasehold. The 150 year lease commenced 25th June 2005

The current ground rent is £150 per annum with the next review being 2030.

The service charge is £165.50 per quarter.

The freeholders are Oakmoor Estates Limited and the managing agent is Bennett, Clark & James.

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

Property construction: Standard **Parking:** Allocated space **Electricity supply:** Mains

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

(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

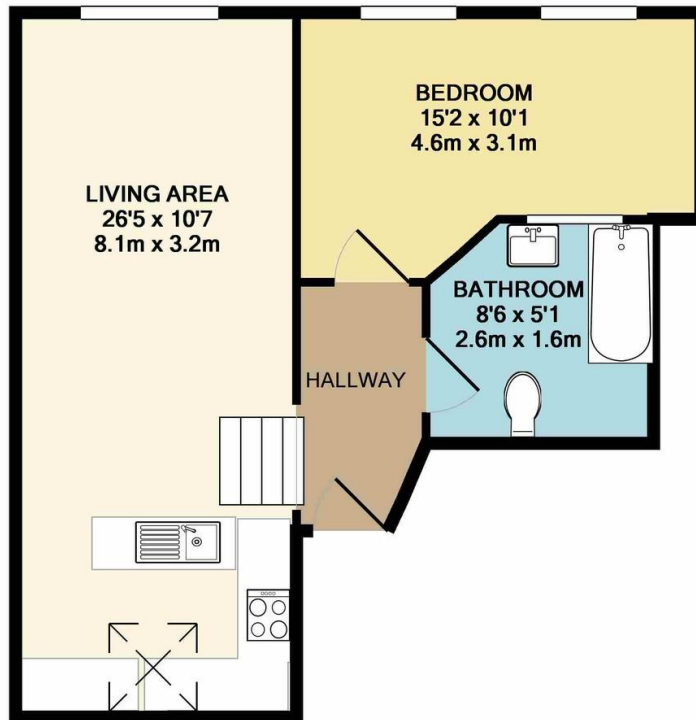
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA05042024

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

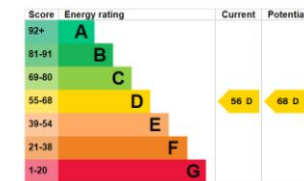
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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