

Blackberry Avenue

Lichfield, WS14 9GS

John 
German



Blackberry Avenue

Lichfield, WS14 9GS

£200,000

An impressive two-bedroom apartment located within a desirable position within easy reach of Lichfield train station and city centre.

This spacious two-bedroom apartment is in a desirable location that is close to amenities, and together with its standard of finish throughout will appeal to a wide range of buyers including first time purchasers, investors looking to add to their portfolio and downsizers looking for a secure low maintenance apartment. We estimate a potential rental figure of approximately £900-£925 per calendar month giving a yield of 5.5%. The apartment is within walking distance of the city rail station that offers cross and intercity services and also the city centre with bars, restaurants, pubs, supermarkets, independent shops and cafes, together with the picturesque Beacon Park.

A communal entrance door opens into the communal hall where stairs rise to the first floor and an entrance door opens into the apartment. The private hall has a useful storage cupboard and a uPVC double glazed window to the side. The master bedroom features a uPVC double glazed window to the side, built-in wardrobes and a recently refitted luxury en suite shower room with a three-piece suite, heated towel rail and attractive wall tiling. Bedroom two is a further double bedroom, with a uPVC double glazed window to the side. The family bathroom has a white three-piece suite, chrome heated towel rail and uPVC double glazed window to the side. Completing the accommodation is the spacious open plan lounge/kitchen. The lounge area has two uPVC double windows to the side and rear aspects, while the kitchen is equipped with a range of base and wall units, various integrated appliances, two uPVC double glazed windows overlooking the side and rear aspects, plus space for a dining table, and a tiled floor. Outside, the apartment has an allocated parking space at the rear and visitor parking is located at the front.

Agents note: The photographs were taken previous to the current tenants occupancy and since then changes may have happened to the internal décor and condition of the home.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Leasehold. 125 year lease from 1st May 2007. Service charge £2,267 per annum. Ground rent £300 per annum. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Allocated space & visitor parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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 TBC

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

Our Ref: JGA/18032026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







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
Made with Metropix ©2021

Agents' Notes

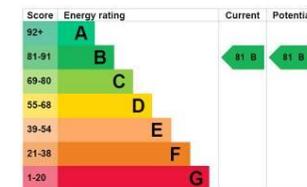
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

