



Tarncourt House, Frog Lane, Lichfield, WS13 6XB

- ⌘ City Centre Setting, Modern Interior
- ⌘ Gas Central Heating & Double Glazing
- ⌘ Modern Kitchen
- ⌘ Gated Allocated Parking
- ⌘ Modern Ground Floor Apartment
- ⌘ Entrance Hall, Lounge/Dining Room
- ⌘ Two Bedrooms, Bathroom
- ⌘ Energy Rating: C71

£175,000



To view this property contact Hunters at 7 Bore Street, Lichfield, WS13 6LJ
Email: lichfield@huntersgroup.co.uk
01543 419000

General Description

Modern and contemporary ground floor apartment superbly located within the City Centre of Lichfield. Ideal for the commuter, this ground floor apartment is superbly located with a range of facilities within walking distance. The property offers gas central heating, hall, lounge/dining room, kitchen, two bedrooms, bathroom, allocated parking set behind a gated access. The accommodation is arranged on the GROUND FLOOR to briefly comprise:

ACCOMMODATION

COMMUNAL HALL having communal entrance door with video intercom system leading to the property's front entrance door positioned to the left side of the complex.

ENTRANCE HALL having laminated flooring, telephone/video intercom, door to useful storage/cloak cupboard and doors opening to

OPEN PLAN LOUNGE/DINING ROOM 17' 1" x 11' 6" (5.21m x 3.51m) having laminated flooring, double glazed sash window overlooking the frontage, central heating radiators and coved ceiling. Door opening to

MODERN FITTED KITCHEN 7' 11" x 11' 0" (2.41m x 3.35m) having tiled flooring, central heating radiator, matching units comprising base units and drawers surmounted by gloss round edge work surfaces, ceramic tiling surround, wall mounted units with under unit lighting, circular shaped sink unit with drainer to side complemented with mixertap, inset 'Indesit' double oven with four ring gas hob and extractor fan above, wall mounted boiler, recess spot lighting to ceiling, spaces suitable for fridge freezer and washing machine.

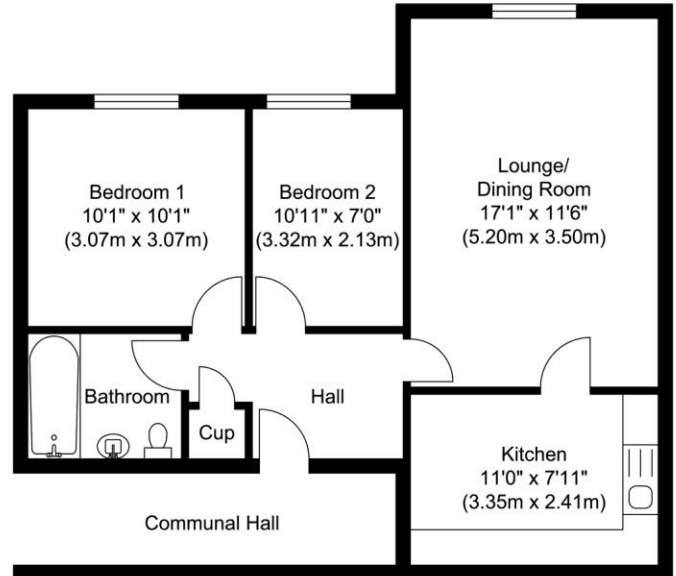
BATHROOM having central heating radiator, tiled flooring, suite comprising vanity unit with inset sink above, low flush w.c, ceramic tiling surround, bath complemented with mixer taps incorporating showerhead attachment, extractor fan and recess spot lighting to ceiling.

BEDROOM ONE 10' 1" x 10' 1" (3.07m x 3.07m) having double glazed sash window overlooking frontage, central heating radiator and fitted double wardrobes.

BEDROOM TWO 10' 1" x 7' 0" (3.07m x 2.13m) having double glazed sash window to rear elevation, central heating radiator and coved ceiling.

OUTSIDE

The property enjoys a video intercom system with electric gates from Frog Lane and one **ALLOCATED PARKING SPACE**



Approximate Floor Area
577.37 sq. ft.
(53.64 sq. m)

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

GENERAL INFORMATION

VIEWING Lichfield Office – Tel: 01543 419000

TENURE The vendor has confirmed verbally to us that the property is Leasehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 419000 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

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COUNCIL TAX www.voa.gov.uk

SCHOOLS www.staffordshire.gov.uk

PLANNING APPLICATIONS www.lichfieldc.gov.uk/planning

LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

