

# The Swan, Bird Street

Lichfield, Staffordshire, WS13 6NP

John German



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£160,000

**Offered to the market with no onward chain is this beautifully appointed one-bedroom apartment filled with character, positioned in a fantastic central location within the city of Lichfield and benefitting from allocated parking.**

This fantastic one-bedroom apartment presents an ideal first time buy or buy to let investment property, with a potential rental income of £650pcm. The property is located in the city centre and benefits from allocated parking.

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 25<sup>th</sup> June 2005 and has 135 years remaining. 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. We are currently awaiting confirmation of the lease information and relevant charges. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

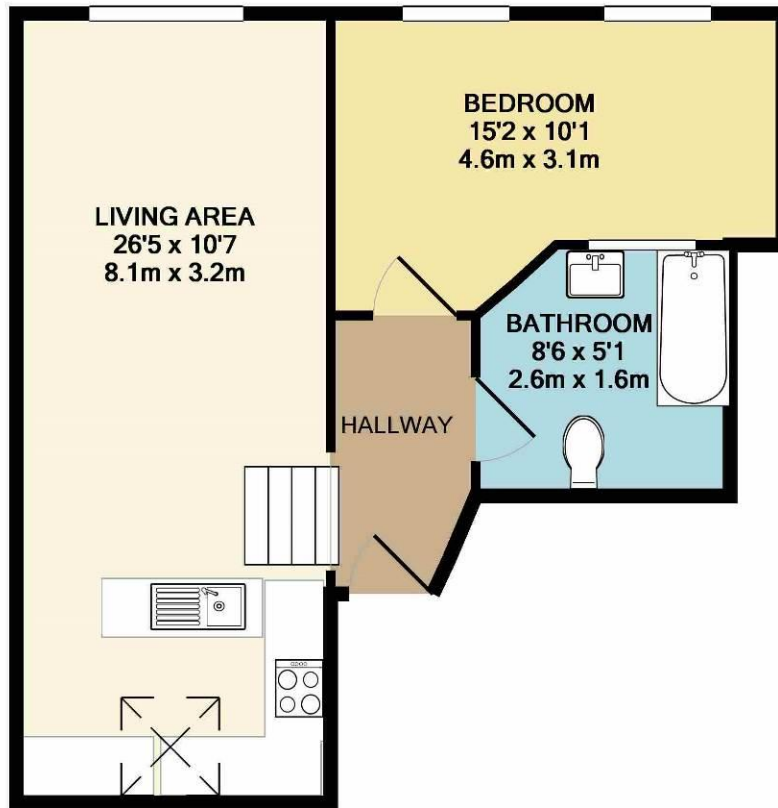
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/02102020

**Local Authority/Tax Band:** Lichfield District Council / Tax Band TBC





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

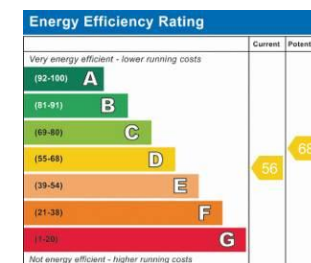
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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



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