

Queen Street
Lichfield, WS13 6QD



John German are delighted to offer for sale this modern and spacious two bedroom top floor apartment, offering an outside seating area, allocated parking and is positioned in an excellent city centre location only a short walk to the shops, bars and restaurants.

£185,000



John German

This light and spacious two bedroom apartment is situated on the top floor of Greyfriars House on Queen Street and benefits from a shared, decked seating area with only one other apartment – ideal for entertaining family and friends. The apartment comprises of a secure intercom entry system and stairs to the front door, leading into the entrance hallway with carpeted flooring, useful storage cupboard and doors into the bathroom, both bedrooms and the dining lounge.

The spacious master bedroom comprises of a window to the front aspect, built-in wardrobes and carpeted flooring, Bedroom two is a further well proportioned single bedroom with a window to the front aspect, carpeted flooring and is currently being used as a home office. The family bathroom comprises of vinyl flooring, bath with shower above, tiled walls, basin, low level wc and a store cupboard.

The light and spacious open plan dining lounge has three windows to the side aspect, allowing natural light to fill the room, carpeted flooring and ample space for a dining table and lounge area.

There is an opening into the modern fitted kitchen, having a range of base and wall mounted units with integrated electric oven with a four-ring gas hob and extractor above, sink and drainer with mixer tap, gas combination boiler, tiled splashbacks, and laminate flooring as well as space and plumbing for a washing machine and fridge-freezer.

Outside the property, there is a secure parking space in a nearby multi-storey carpark.

Boiler was serviced in 2019.

Leasehold

Lease Commenced: April 2012

Years Remaining: 117 Charges: £98.26 per month – Ground Rent, Service Charge, Buildings Insurance, Parking,

Managing Agent: Bromford Housing Association

Tenure: Leasehold (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.

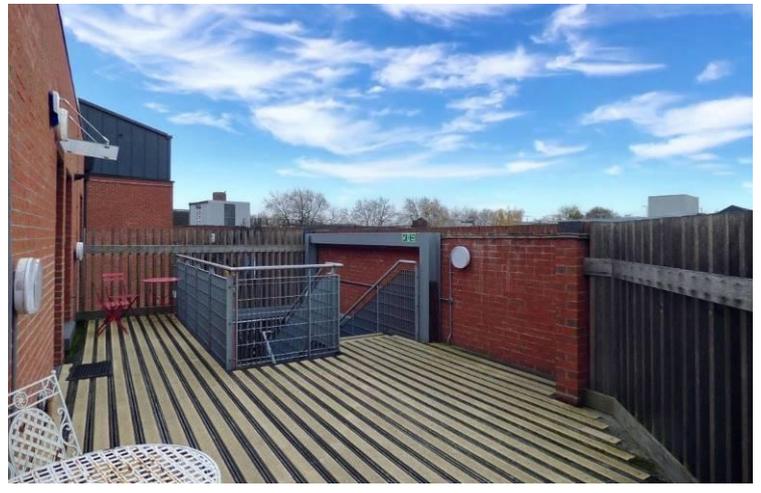
Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/17112020

Local Authority/Tax Band: / 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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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