



Lichfield Court, High Street, Shirley, B90 1EY

£155,000

- A Well Presented Second Floor Apartment
- Two Bedrooms
- Lounge/Dining Room
- Modern Kitchen
- Utility Room
- Modern Bathroom
- Garage
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

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Lounge/Dining room to rear - 5.44m x 3.3m (17'10" x 10'10")

Kitchen to rear - 4.19m x 2.36m (13'9" x 7'9")

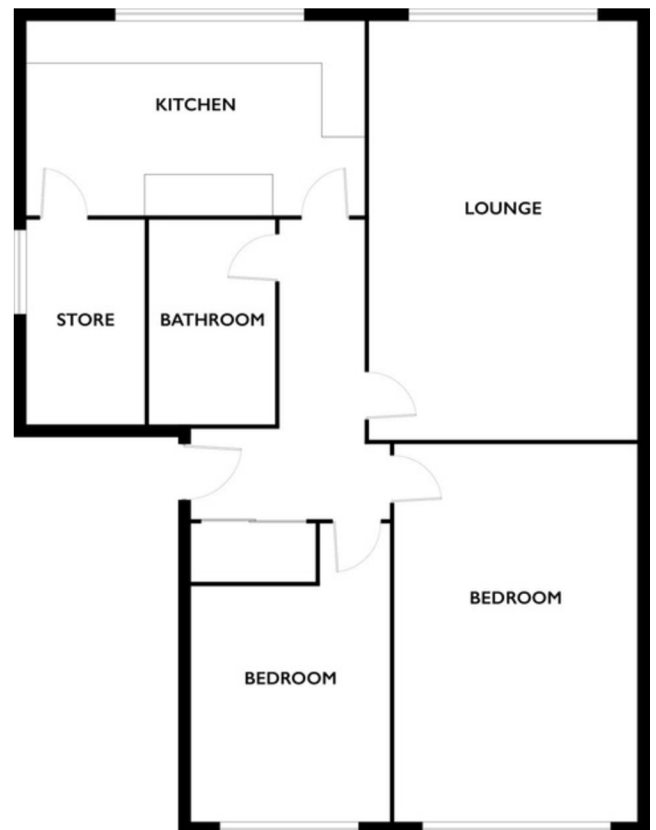
Utility room to side - 2.41m x 1.45m (7'11" x 4'9")

Bedroom One to front - 4.7m x 3.05m (15'5" x 10'0")

Bedroom Two to front - 3.66m x 2.41m (12'0" x 7'11")

Bathroom - 1.52m x 2.36m (5'0" x 7'9")

A well-presented second-floor apartment in a convenient location, offered with no upward chain and accommodation comprising in brief of reception hall, lounge/dining room, modern kitchen, utility room, modern bathroom, two bedrooms and a garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: B

EPC Rating: C

Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 139 years remaining on the lease, a service charge payable of approximately £2100 per annum and a ground rent payable of £125 per annum. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.

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