



Sandford Street,
Lichfield, WS13 6WN

Offers in the Region Of £180,000

Lichfield

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LOCATION LOCATION LOCATION -

This recently built, modern ground floor apartment is situated at Beaconsfield House on Sandford Street in central Lichfield. If you're looking for city centre living, this could be the one for you. There is a vast array of popular amenities at your doorstep, as well as transport links across the city.

This apartment boasts a fantastic open plan space with a modern fitted kitchen and ample entertainment and dining space for friends and family. There is plenty of living room too plus a store cupboard and an attractive bathroom.

Off the open plan area is a large double bedroom featuring stylish fitted wardrobes, with access to an outdoor balcony area with further access into the main living space.

This property does not include parking, but Lichfield is home to many car parks within walking distance of this property, including various long stay car parks which you can purchase parking permits for.



Property Specification

Ground Floor Apartment in the City Centre
Modern Build Recently Converted in 2022
Open Plan Kitchen/Diner/Living Area
Private Entrance to Apartment
Double Bedroom with Fitted Wardrobes
Attractive Bathroom



Open Plan Kitchen/Diner/Living Area
22' 2" x 13' 7" (6.76m x 4.13m)

Bedroom
12' 8" x 10' 7" (3.86m x 3.22m)

Bathroom
7' 5" x 5' 0" (2.27m x 1.52m)

Outdoor Balcony Area
15' 10" x 2' 11" (4.83m x 0.88m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: Sept 25 Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

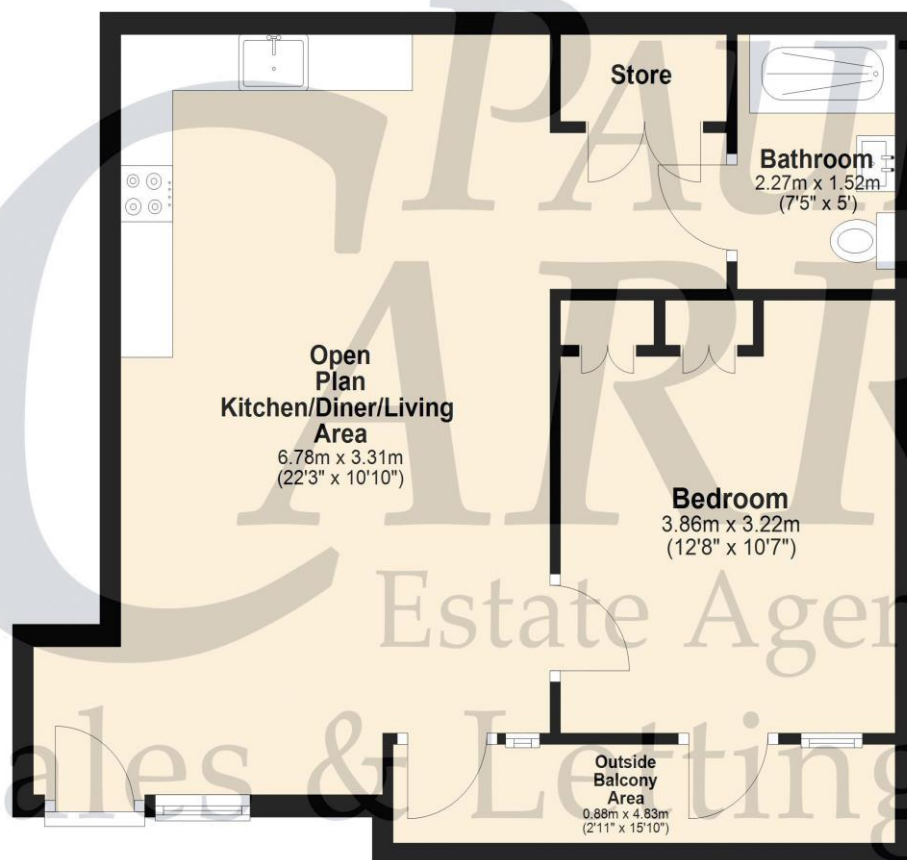
Viewer's Note:

Services connected: Electric/water/drainage (no gas)
Council tax band: B
Tenure: Leasehold - 125 years from 1st Jan 2022
Service Charge: Approx. £1200 per annum TBC

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

