



7 Willow Court Tamworth Road, Lichfield, WS14 9HB

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

7 Willow Court Tamworth Road, Lichfield, WS14 9HB

£140,000

Located adjacent to the Borrowcop district of the cathedral city, this two bedroom first floor flat in need of modernisation combines both a premier residential location with ease of access into central Lichfield. Set well back from Tamworth Road behind tree-screened frontage and a service road, this lovely setting is well placed for fast commuter access to the Birmingham conurbation and M6 Toll road just south of the city. An early viewing would be encouraged.

COMMUNAL ENTRANCE

having stairs leading to the first floor and the private entrance door for Flat 7.

PRIVATE ENTRANCE HALL

having wall light point, two good sized storage cupboards and doors leading off to further accommodation.

LOUNGE

14' 1" x 13' 0" (4.29m x 3.96m) having UPVC double glazed window to rear, two wall light points and radiator.

KITCHEN

12' 2" x 7' 10" (3.71m x 2.39m) a galley style kitchen having UPVC double glazed window to front, large built-in storage cupboard, work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, inset stainless steel single bowl sink unit, space for cooker, radiator and ceiling light point.

BEDROOM ONE

13' 0" x 10' 11" (3.96m x 3.33m) having UPVC double glazed window to rear overlooking the old canal, wall light point, radiator and built-in wardrobe with sliding doors.

BEDROOM TWO

14' 0" x 7' 10" (4.27m x 2.39m) having UPVC double glazed window to front, wall light point, radiator and built-in wardrobe.

BATHROOM

having suite comprising panelled bath with electric shower above, pedestal wash hand basin and W.C., ceiling light point, electric heated towel rail and UPVC opaque double glazed window to front.

OUTSIDE

To the rear of the flats there is resident parking, and there is visitor parking to the front, and the flats have very well kept communal gardens to the rear.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

TENURE

Our client advises us that the property is Leasehold with a 99-year lease from 25th December 2006. Should you proceed with the purchase of the property these details must be verified by your solicitor. We are advised the current service charge is approximately £800 per annum but varies based on repair costs etc.

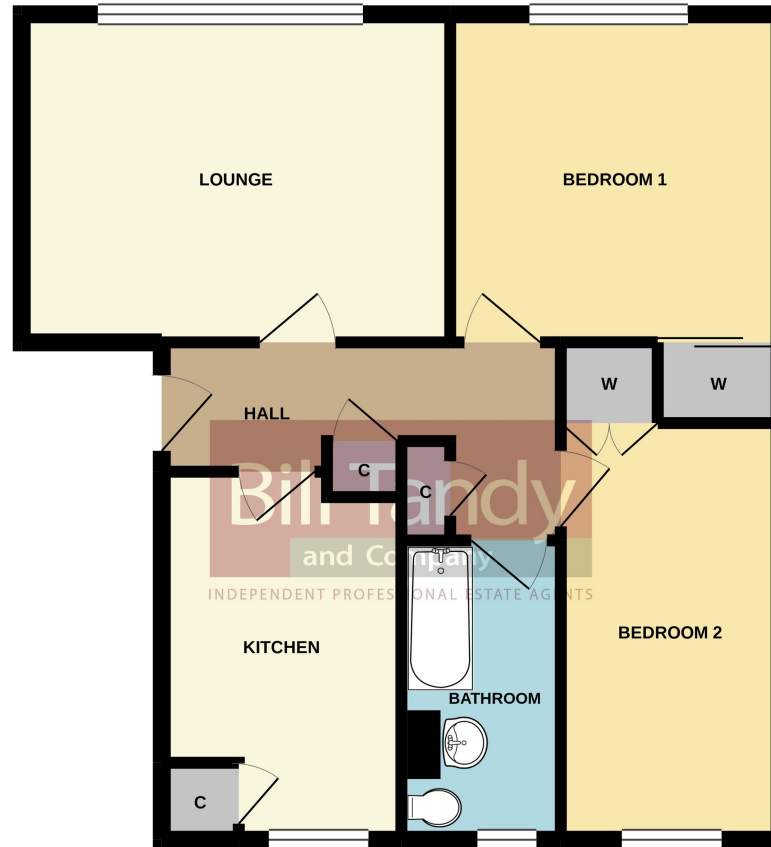


VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

FIRST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



7 WILLOW COURT, TAMWORTH ROAD, LICHFIELD WS14 9HB

TOTAL FLOOR AREA : 601 sq.ft. (55.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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