

Bill Tandy  
and Company



50 Blackberry Avenue, Lichfield, Staffordshire, WS14 9GS

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**50 Blackberry Avenue, Lichfield,  
Staffordshire, WS14 9GS**

**£92,500**

**50% shared ownership**

Bill Tandy and company are delighted in offering for sale this second floor shared ownership apartment located on a small complex of modern contemporary apartments built by Redrow Homes. Located off Cherry Orchard, the complex is superbly positioned within walking distance of the Cathedral City centre of Lichfield. The apartment is well located to access the nearby amenities in the city centre with bars, shops, restaurants, Garrick Theatre and superb commuter links with the nearby bus and train stations. Located on a cul-de-sac position and located off Cherry Orchard this modern apartment needs to be viewed to be fully appreciated and enjoys feature Cathedral views and with the benefit of its on Balcony Garden. The property comprises communal entrance giving access to the second floor landing with private entrance door to the apartment which has reception hall with two store cupboards, lounge with French doors to balcony, modern fitted kitchen and bathroom and two bedrooms, one having en suite shower room. There is an allocated parking space to the rear.



### **COMMUNAL HALL AND LANDINGS**

having communal entrance door from the car park area, stairs provide access to the first and second floors, and on the second floor a private entrance door opens to:

### **RECEPTION HALL**

having intercom system for the communal entrance door, electric heater, two useful store cupboards and doors open to:

### **LOUNGE**

4.19m x 3.88m (13' 9" x 12' 9") this generously sized lounge has an electric door and double glazed double French doors open to the Balcony providing feature cathedral views.

### **DINING KITCHEN**

4.15m max x 3.57m max (13' 7" max x 11' 9" max) having a partially vaulted ceiling with feature extra height double glazed picture window with cathedral view, contemporary high gloss units comprising base cupboards and drawers surmounted by black granite work tops with tiled splashback surround, matching wall mounted cupboards, inset one and a half bowl stainless steel sink with mixer tap and spaces ideal for fridge/freezer, cooker, dishwasher and washing machine.

### **BEDROOM ONE**

4.20m max x 3.33m max (13' 9" max x 10' 11" max) having double glazed window to side, electric heater and door to:

### **EN SUITE SHOWER ROOM**

this modern contemporary en suite shower room has an electric heater, obscure double glazed window to side and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower enclosure with bi-fold screen and Mira shower over.



### **BEDROOM TWO**

3.13m x 3.00m max (10' 3" x 9' 10" max) having a partial vaulted ceiling with extra height picture double glazed window with cathedral view, loft access and electric heater.

### **MAIN BATHROOM**

2.19m x 1.81m (7' 2" x 5' 11") having obscure double glazed window to side and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower head attachment.

### **OUTSIDE**

There is an allocated parking space located to the front of the complex and there is also visitor parking.

### **COUNCIL TAX**

Band B.



## LEASE TERMS

We understand the property is held on a 99 year lease from 1 July 2007 and there is a Service Charge payable, which includes the Ground Rent, of approximately £130.00 per month. Should you proceed with the purchase of the property these details must be verified by your solicitor.

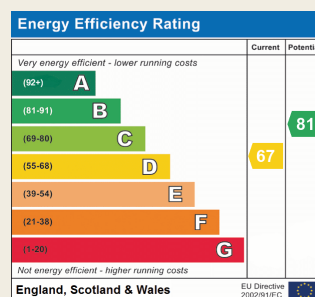
## SHARED OWNERSHIP

The property is offered with the benefit of a 50% shared ownership working alongside Midland Heart. We understand from the vendor the shared ownership rent is approximately £380.00 per month. There may be the option to purchase further shares of the shared ownership, or 100% value of the property. Details are available from the housing association and should you decide to proceed with the purchase of the property an application to Midland Heart will be required before an offer is accepted.



## FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



## TENURE

Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

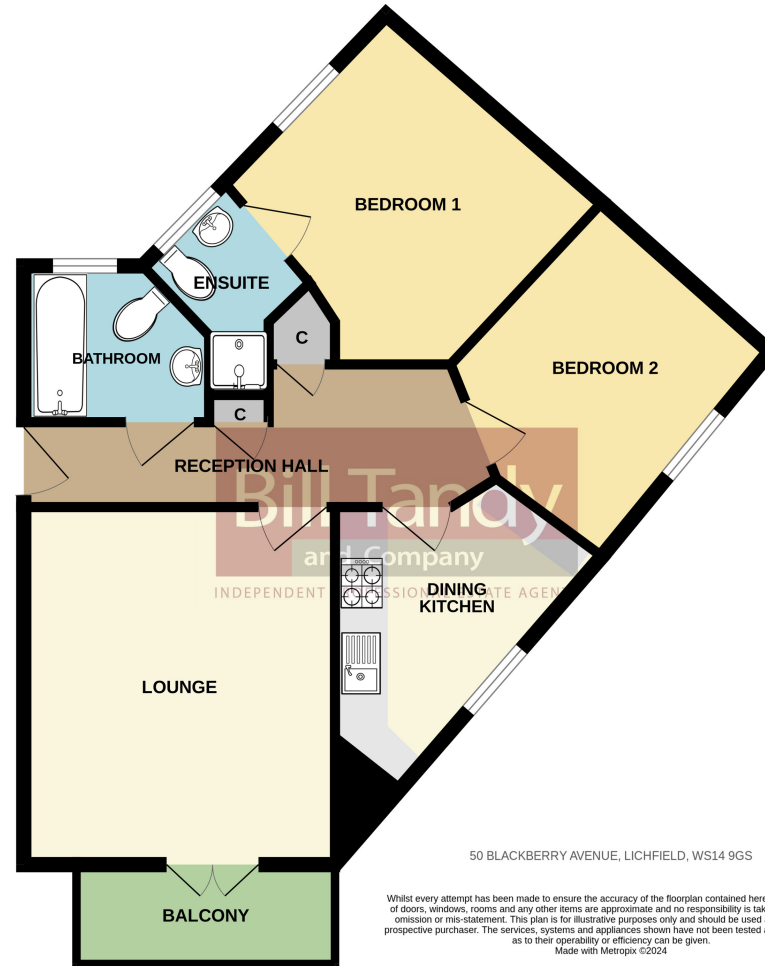


## VIEWING

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](mailto: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.

SECOND FLOOR



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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