



4, Shenstone House, Hobs Road, Lichfield, Staffordshire,  
WS13 6TA

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 4, Shenstone House, Hobs Road, Lichfield, Staffordshire, WS13 6TA

# £79,995

Ideal for an investor purchaser as the property is currently let on a shorthold assured tenancy at £500.00 per calendar month, this ground floor flat represents an excellent opportunity and is well presented throughout. Convenient for city centre amenities being just some one and a half miles from the city centre, the property is also perfect for both Lichfield Trent Valley and Lichfield City railway stations making this an excellent commuter location. With an allocated parking space the property stands in a popular area and an early viewing would be recommended. PLEASE NOTE: INVESTOR BUYERS ONLY.

### SECURE COMMUNAL ENTRANCE

approached via a security entrance door system with entry'phone opening to:

### COMMUNAL RECEPTION HALL

having private door opening to flat number 4.

### PRIVATE RECEPTION HALL

with door leading to:

### LOUNGE

4.42m x 3.58m (14' 6" x 11' 9") having UPVC double glazed window to rear with door to outside, laminate flooring, electric heater and door to:

### KITCHEN

3.27m x 1.97m (10' 9" x 6' 6") having pre-formed work surface space with base storage cupboards and drawers, double wall mounted storage cupboard, single drainer sink unit with mixer tap, UPVC double glazed window to side, laminate flooring, tiled splashbacks and extractor fan.

### BEDROOM

4.30m x 2.50m (14' 1" x 8' 2") having UPVC double glazed window and electric heater.

### BATHROOM


having a suite comprising panelled bath, pedestal wash hand basin and W.C., useful store cupboard, built-in cupboard housing the hot water cylinder, obscure UPVC double glazed window and electric heated towel rail.

### OUTSIDE

There are communal gardens and an allocated parking space for the flat.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

### TENURE

Our client advises us that the property is Leasehold with a 125 year lease (less 3 days) from 1 April 1985 and is subject to an annual Ground Rent of £10.00 rising to £50.00 plus a Service Charge of £700.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.

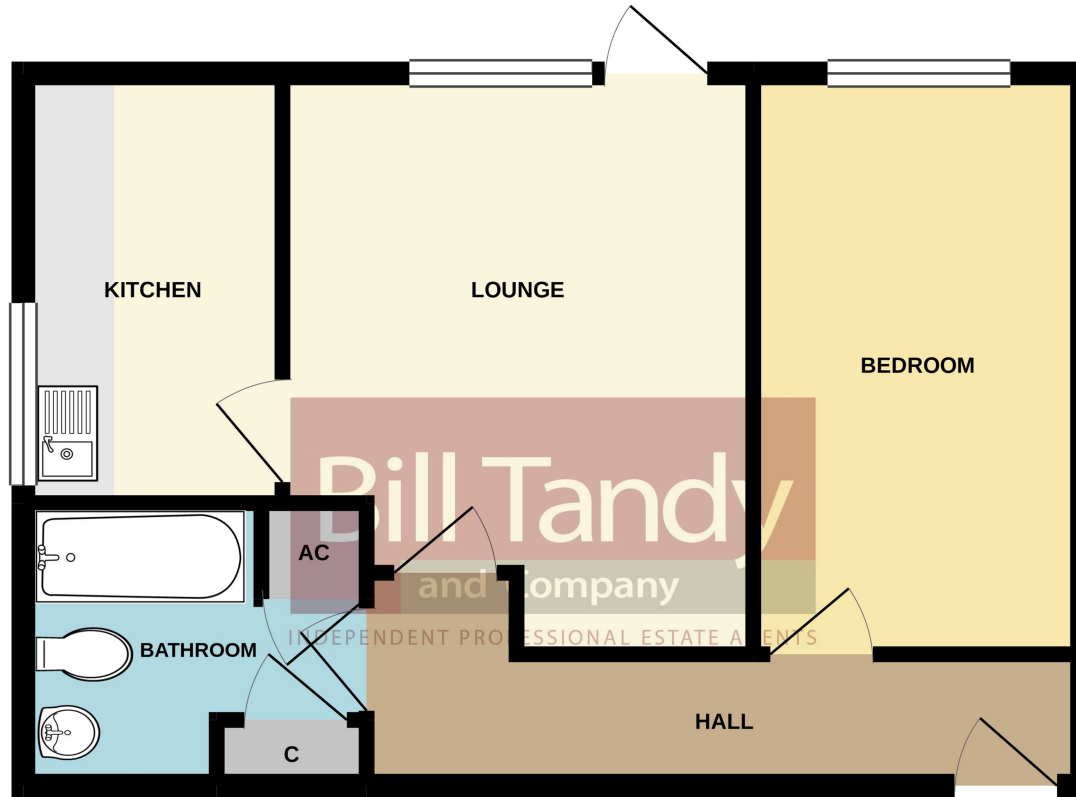


## VIEWING

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.

# GROUND 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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