

Bill Tandy
and Company

DRAFT

43 Deacon House Mary Slater Road, Lichfield,
Staffordshire, WS13 6FG

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£190,000

Bill Tandy and Company are delighted in offering for sale this modern ground floor apartment with the benefit of no upward chain. Located on the development on Mary Slater Road the property is located towards the end of the cul de sac within a secluded plot. To the front is a communal entrance door providing access to the communal hall and the private entrance door to the apartment, and the accommodation briefly comprises reception hall, generously sized lounge/dining room with walk-in bay window, modern kitchen, modern bathroom and two bedrooms. There are communal grounds to the side of the property and the apartment has an allocated parking space, and there are further visitor parking spaces.



COMMUNAL HALL AND LANDINGS

Located to the front of the building is the communal entrance door leading to the communal hall which gives access to the private entrance door to the apartment.

'L' SHAPED RECEPTION HALL

having storage cupboard with plumbing for washing machine, airing cupboard, electric heater and doors open to:

LOUNGE/DINING ROOM

5.64m max into bay x 3.14m (18' 6" max into bay x 10' 4") having double glazed walk-in square bay window to front, double glazed window to side and two electric heaters. A square archway leads to:

KITCHEN

3.11m x 1.93m (10' 2" x 6' 4") having double glazed window to front, modern kitchen units comprising base cupboards and drawers surmounted by round edge work tops, matching upstand splashback, inset stainless steel sink, wall mounted cupboards, inset Beko oven and four ring electric hob, stainless steel splashback and extractor fan above, spaces for white good including washing machine and fridge/freezer.

BEDROOM ONE

3.59m max x 3.29m (11' 9" max x 10' 10") having range of fitted wardrobes with contemporary doors, double glazed window to rear and electric heater.

BEDROOM TWO

3.22m x 2.88m max (2.59m min) (10' 7" x 9' 5" max 8'6" min) having double glazed window to rear and electric heater.



BATHROOM

2.13m x 1.92m (7' 0" x 6' 4") having electric towel rail and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower over and shower screen.

OUTSIDE

The property is located at the end of this desirable development with a secluded corner position. The apartment has an allocated parking space and there are further visitor parking spaces. To the side of the property is a communal area with lawn, herbaceous borders and shrubs for screening.

COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIES

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/>



LEASE TERMS/CHARGES

Our client advises us that the property is Leasehold on a 150 year lease commencing 1 January 2010. Service Charge in the year of 2020 was reported as £1,094.34 with a £250 Ground Rent both per annum. Current and up to date charges are yet to be established. Should you proceed with the purchase of the property, we recommend these details to be verified by your solicitor.

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.



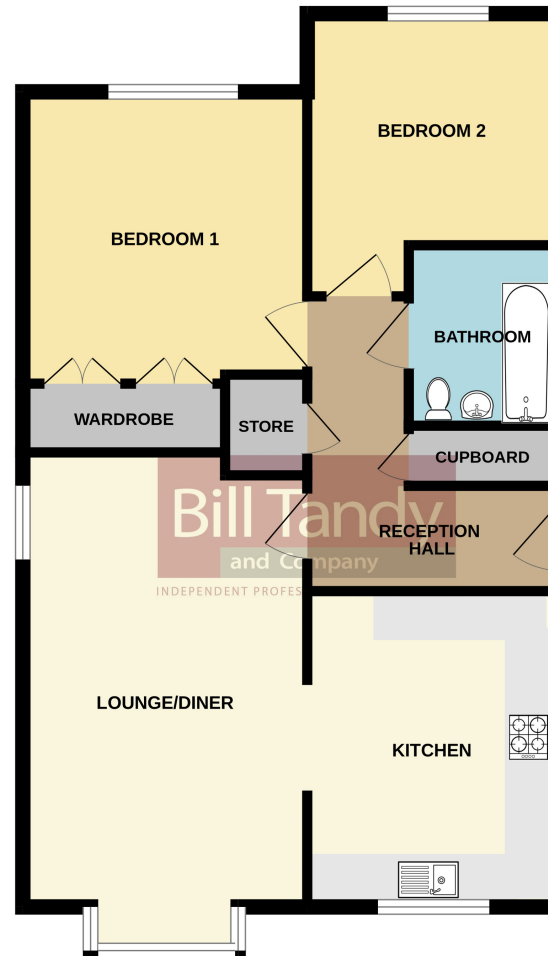
VIEWING

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

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



43 DEACON HOUSE, MARY SLATER ROAD, LICHFIELD, WS13 6LQ

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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