



9 Greenhill Mews, Lichfield, Staffordshire, WS13 6LF

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

## 9 Greenhill Mews, Lichfield, Staffordshire, WS13 6LF

£90,000

### 50% shared ownership

Bill Tandy and Company are delighted to offer for sale this rare chance to purchase an affordable shared ownership property located in the heart of the cathedral city centre of Lichfield, which provides recently improved and modernised accommodation. This second floor apartment is within walking distance of the city centre where an array of amenities can be found including nearby Tesco and Aldi supermarkets and a range of shops, restaurants and bars. For commuting the property is superbly positioned being within walking distance of both bus and Lichfield City train stations, with Lichfield Trent Valley station providing access to London Euston. This modern second floor apartment comprises hall, lounge, modern kitchen, two bedrooms and recently upgraded bathroom. Outside the property is accessed via a small access road with a private driveway which leads to the residents parking and the allocated parking space for the apartment. We understand there is the potential to purchase the further 50% ownership available upon request to the Housing Association. Internal viewings are highly recommended to appreciate this rare opportunity.



#### COMMUNAL HALL

approached via a communal entrance door from Greenhill Mews and having stairs rising to the first and second floors. A private entrance door opens to the apartment and leads to:

#### PRIVATE RECEPTION HALL

having modern tiled floor, useful loft access, cloak cupboard and doors open to:

#### LOUNGE

3.95m x 3.72m max (2.99m min) (13' 0" x 12' 2" max 9'10" min) having double glazed window to front, radiator, laminate floor and access to:

#### KITCHEN

2.90m x 1.79m (9' 6" x 5' 10") having double glazed window to rear, radiator, modern kitchen units comprising base cupboards and drawers with round edge work tops above, tiled splashback surround, wall mounted cupboards, inset stainless steel sink, Glow-worm boiler and spaces ideal for fridge/freezer, washing machine and cooker.

#### BEDROOM ONE

4.05m x 2.91m (13' 3" x 9' 7") having double glazed window to rear, radiator and a superb range of free-standing wardrobes.

#### BEDROOM TWO

2.40m x 2.18m max (1.77m min) (7' 10" x 7' 2" max 5'10" min) having double glazed window to front and radiator.

#### RE-FITTED BATHROOM

2.13m x 1.58m (7' 0" x 5' 2") having a marble style tiled floor, chrome towel rail, contemporary suite comprising vanity unit with wash hand basin with mixer tap, low flush W.C. and bath with shower appliance over and shower screen, tiled splashback surround and illuminated mirror.



#### OUTSIDE

To the front is a small driveway providing access to the residents parking where there is an allocated parking space for the apartment to the front of the apartment block.

#### COUNCIL TAX

Band B.

#### FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - Octopus Energy. T.V and Broadband – BT. For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>

#### SHARED OWNERSHIP CHARGES

We understand the 50% share rental charge is payable to Platform Housing and is approximately £279.00 per calendar month, and we understand includes both Ground Rent and Service Charge. As previously mentioned there may be the option to purchase further shares of the shared ownership and details are available from Platform Housing. Should you proceed with the purchase of the property these details must be verified by your solicitor.



## LEASE TERMS

We understand the lease for the apartment is 99 years which commenced 1 February 2001.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## TENURE

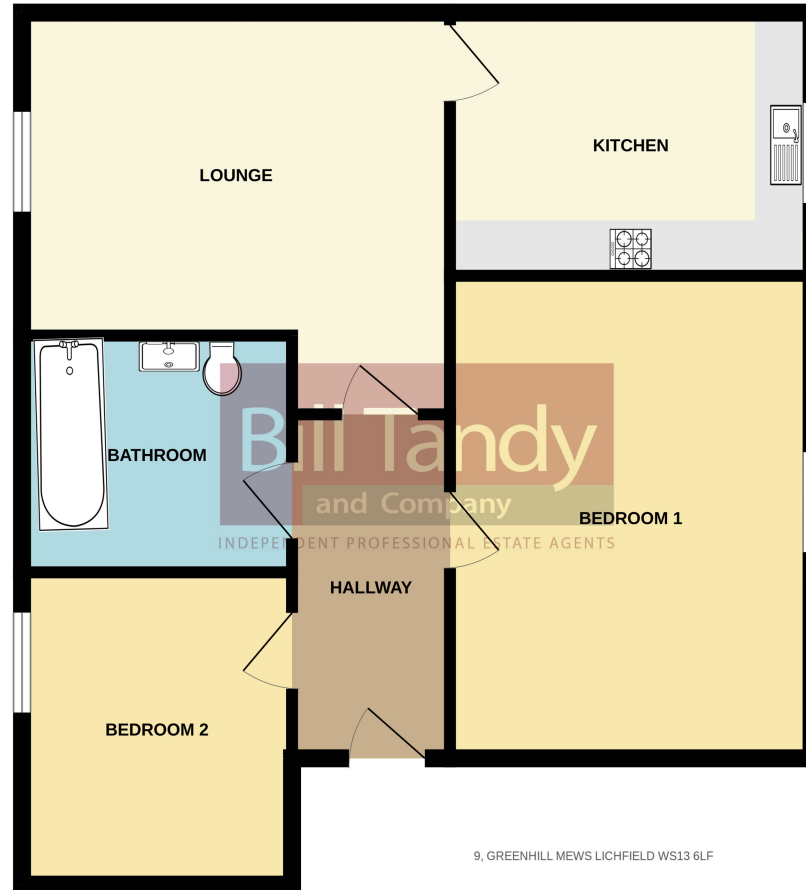
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## 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.

SECOND FLOOR



9, GREENHILL MEWS LICHFIELD WS13 6LF

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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