



Downes & Daughters
ESTATE AGENCY
OPEN FOR
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CAS

ADT

50a Main Street, Whittington
Lichfield WS14 9JS

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£209,950

A simply stunning, stylishly presented first floor private apartment, finished in a flawless contemporary manner and offered for sale with an extended lease of 154 years and no onward chain. The naturally bright and striking interior is further enhanced by more traditional benefits including a garage, parking, a private garden perfect for barbecues and an impressive roof terrace. Internally the property has been finished to a high standard with solid oak flooring throughout and briefly comprises: Entrance hallway with stairs rising to apartment hallway, living/dining room, contemporary high gloss kitchen with access to the roof terrace, modern shower room and two bedrooms with storage.

Viewing is strongly advised to appreciate all aspects of this property and note should be taken of all Whittington's amenities within walking distance including bus services to Lichfield and Tamworth stopping directly opposite the apartment.

INTERNAL ACCOMMODATION

Entrance Hallway • Landing • Contemporary Kitchen • Living / Dining Room • Bedroom One • Bedroom Two (fitted wardrobe) • Modern Shower Room

OUTSIDE

Private Block Paved Driveway • Secluded Lawned Garden With Patio Seating Areas Perfect For Barbecues • Roof Terrace • Single Garage (recently re-roofed) With Power & Lighting • Timber Garden Shed • Lockable Gated Entrance

FURTHER INFORMATION

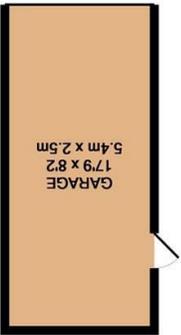
Extended Lease With 154 Years Remaining (TBC By Solicitor) • Ground Rent £140 PA • Council Tax Band C • Energy Rating D • Heating Via Electric Storage Heaters • Upvc Double Glazing • Loft Space • King Edward's Catchment • No Onward Chain







5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099
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TOTAL APPROX. FLOOR AREA 820 SQ.FT. (76.2 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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Environmental Impact (CO ₂) Rating	
Client	Domestic
Very environmentally friendly - lower CO ₂ emissions	(92 pphs)
A	(91-91)
B	(89-89)
C	(87-87)
D	(85-85)
E	(83-83)
F	(81-81)
G	(79-79)
Client	Domestic
Very environmentally friendly - higher CO ₂ emissions	(1-20)

Energy Efficiency Rating	
Client	Domestic
Very energy efficient - lower running costs	(92 pphs)
A	(91-91)
B	(89-89)
C	(87-87)
D	(85-85)
E	(83-83)
F	(81-81)
G	(79-79)
Client	Domestic
Not energy efficient - higher running costs	(1-20)