



24 Nottingham Road, Whittington Barracks
Lichfield WS14 9TG

Downes & Daughters
ESTATE AGENCY

24 Nottingham Road, Whittington Barracks
Lichfield WS14 9TG
£120,000

A well presented two bedroom, ground floor flat with a bright double aspect and pleasant green outlook, offered for sale with no onward chain. Having been well maintained and updated by the current owners, including a refitted kitchen, new internal doors, re-carpeting and decorated in a modern style, the accommodation briefly comprises: Entrance hallway with two storage cupboards, modern kitchen, living/dining room, inner hallway, bathroom and two double bedrooms with built in wardrobes. Externally there is an allocated parking space and two spacious, external storage cupboards and a communal drying area.

This property is perfectly situated only yards away from Whittington Defence Medical Services and offers a great rental investment opportunity or chance for a first time buyer to enter the market.

INTERNAL ACCOMMODATION

Communal Hallway With Storage Cupboard • Apartment Entrance Hallway With Two Storage Cupboards • Modern Kitchen With Two Storage Cupboards One Plumbed For Washing Machine • Living & Dining Room With Pleasant Outlook Over Communal Green • Inner Hallway • Bedroom One With Built In Wardrobe • Bedroom Two With Built In Wardrobe • Bathroom With Airing Cupboard

OUTSIDE

Pleasant Green Approach • External Storage Cupboards • Rear Patio Drying Area • Allocated Parking

FURTHER INFORMATION

Council Tax Band B • Energy Rating C • 125 Year Lease From 2001 • Service Charge & Ground Rent Of £2455.39 Per Annum • Upvc Double Glazing • All Mains Services • Rental Income Of £795 PCM







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Environmental Impact (CO ₂) Rating	
Current	Target
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
Environmentally friendly (81-91)	B
Decent (69-80)	C
Needs improvement (55-68)	D
Below average (41-54)	E
Poor (27-40)	F
Very poor (13-26)	G

Energy Efficiency Rating	
Current	Target
Very energy efficient - lower running costs (92 plus)	A
Energy efficient (81-91)	B
Decent (69-80)	C
Needs improvement (55-68)	D
Below average (41-54)	E
Poor (27-40)	F
Very poor (13-26)	G

England & Wales 2020/21 EPC	
Current	Target
Very energy efficient - lower running costs (92 plus)	A
Energy efficient (81-91)	B
Decent (69-80)	C
Needs improvement (55-68)	D
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