



Webbs

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**Gilbert Close | Lichfield | WS13 8ZX**  
**£120,000**

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## Summary

\*\* 40% SHARE \*\* FULL OWNERSHIP AVAILABLE UPON REQUEST \*\* NO ONWARD CHAIN \*\* SHOWHOME CONDITION MID TOWN HOUSE \*\* POPULAR LOCATION \*\* VIEWING ADVISED \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* SEPARATE WC \*\* SPACIOUS LIVING ROOM \*\* FITTED KITCHEN \*\* AMPLE DRIVEWAY PARKING \*\* LANDSCAPED REAR GARDEN \*\* UPVC DOUBLE GLAZED \*\* GAS CENTRAL HEATING \*\*

Webbs Estate Agents have pleasure in offering for sale a 40% share of this showhome standard mid town house, situated on a popular residential development in Fradley near Lichfield, being close to all local amenities, shops and schools. Briefly comprising: hallway, separate WC, living room and fitted kitchen. To the first floor, the landing leads to three bedrooms, and a family bathroom. Externally there is ample driveway parking and a landscaped rear garden. EARLY VIEWING IS ADVISED! PLATFORM QUALIFICATION REQUIRED.

## Key Features

- 40% SHARE HOME
- 3 BEDROOMS
- SEPARATE WC
- FAMILY BATHROOM
- ENCLOSURE REAR GARDEN
- MID TOWN HOUSE
- FITTED KITCHEN
- LIVING ROOM
- PARKING TO FRONT
- 100% SHARE AVAILABLE

## Rooms and Dimensions

### ENTRANCE HALL

### SEPARATE WC

5'8" x 2'10" (1.73 x 0.88)

### FITTED KITCHEN

8'3" x 10'6" (2.53 x 3.22)

### LIVING ROOM

17'1" x 8'5" (5.23 x 2.58)

### FIRST FLOOR LANDING

### BEDROOM ONE

14'7" x 8'6" (4.45 x 2.61)

### BEDROOM TWO

11'10" x 9'0" (3.61 x 2.76)

### BEDROOM THREE

10'11" x 5'9" (3.35 x 1.77)

### FAMILY BATHROOM

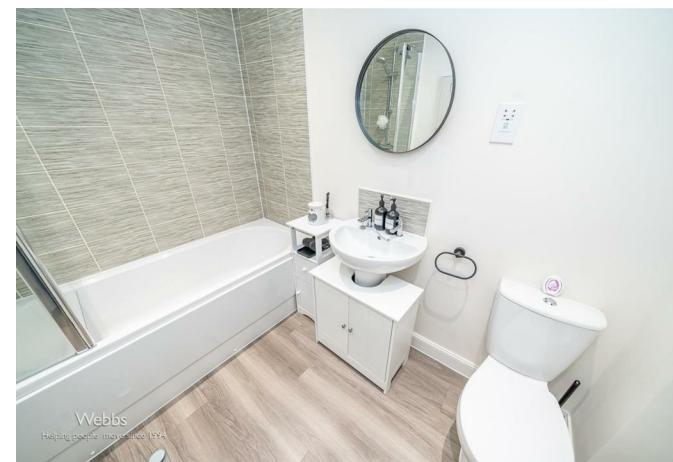
8'7" x 5'7" (2.64 x 1.71)

### PARKING TO FRONT

### ENCLOSURE REAR GARDEN

### Identification Checks

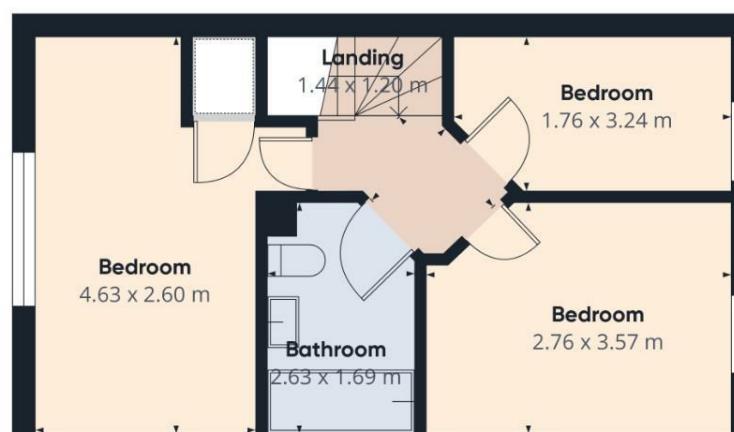






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Approximate total area<sup>(1)</sup>  
69.84 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Forecast
Very energy efficient - lower running costs	Band A	G	G
Band B	B	B	B
Band C	C	C	C
Band D	D	D	D
Band E	E	E	E
Band F	F	F	F
Band G	G	G	G
More energy efficient - lower running costs		More environmentally friendly - lower CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	