

Asking Price £185,000

Jayman
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Estate Agents



Mulberry Drive

Lichfield, WS13 6FF

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Jayman offer for sale this immaculately presented two bedroom penthouse apartment on Mulberry Drive, Lichfield. With two good sized bedrooms, master with ensuite, modern fitted kitchen and bathroom and spacious living area. Allocated parking space.

Entrance

Located on the second (top) floor this spacious apartment benefits from gas central heating and double glazing and offers the following accommodation;

Hallway

With intercom system and storage cupboards and doors leading off to;

Kitchen

With a range of storage units, sink and drainer, space for fridge/freezer and washer/dryer and window to side.

Bedroom 1

Double bedroom with built in wardrobes, Juliette-style balcony and door to en suite shower room.

Ensuite

With wash hand basin, wc and shower.

Bedroom 2

Bedroom with window to side and velux window to ceiling and built in wardrobe.

Bathroom

With suite comprising bath with shower over, wash hand basin and wc.

Living Room

With space for dining suite at one end and lounge / living room at the other and with two windows either side creating a light feel to this spacious living room.

Parking

Single allocated parking space.

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

Leasehold Information

Long lease with 977 years remaining. (TBC by solicitors)

Lichfield

Located just north of Birmingham, Lichfield is a charming and historic Cathedral City known for its unique blend of heritage and contemporary living. With excellent transport links via both Lichfield City and Lichfield Trent Valley stations, commuting is effortless.

The city boasts an array of independent boutiques, bars, and restaurants, including the acclaimed Michelin-starred 'Upstairs by Tom Shepherd'. Lichfield also offers an impressive choice of primary and secondary schools, as well as a university campus, making it ideal for families, professionals, and investors alike.

Looking to sell your home?

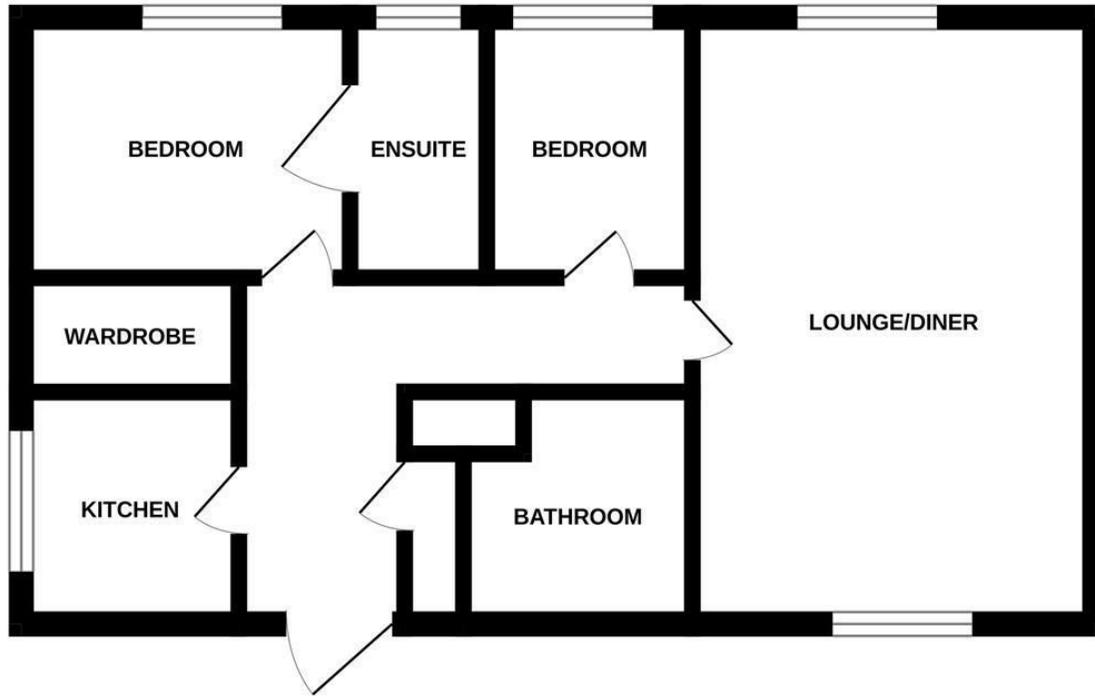
Our dedicated team is here to make the process smooth, stress-free, and successful.

We pride ourselves on exceptional customer service, guiding you every step of the way with clear communication, expert advice, and a personalized approach tailored to your needs.

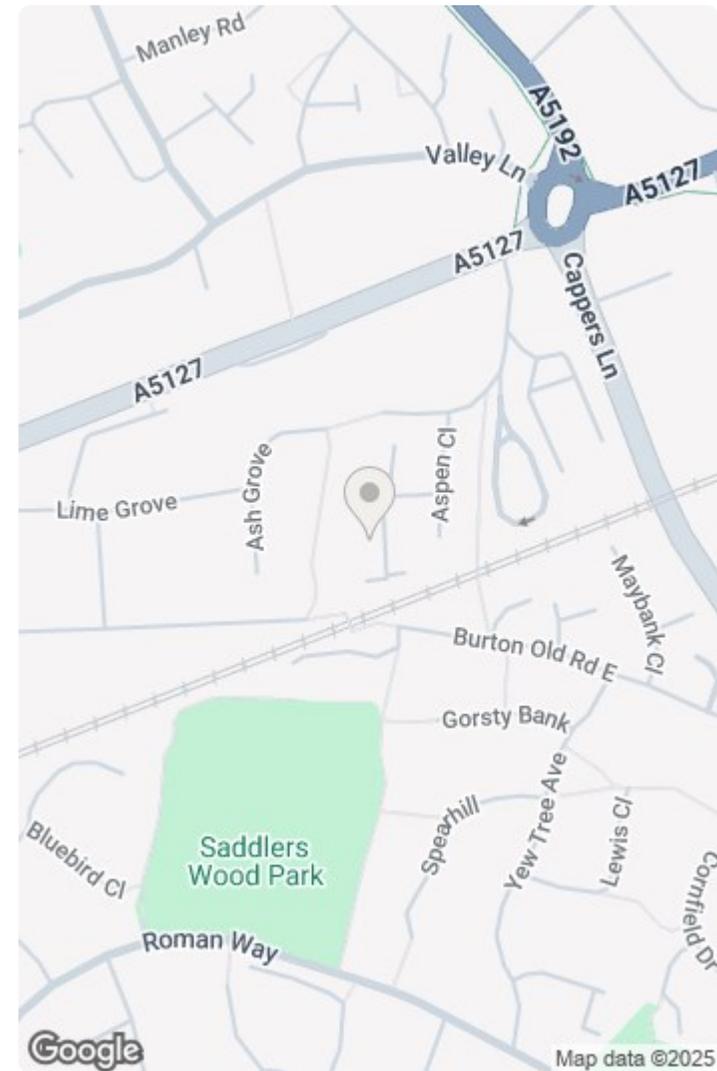
Our top priority is to help you achieve the highest possible price for your property, using strategic marketing, local market expertise, and skilled negotiation. Trust us to deliver results with care, professionalism, and your best interests at heart. For a free valuation please contact us.



GROUND FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 92-100 A	
85-91 B		85-91 B	
79-84 C	76	79-84 C	
73-78 D	79	73-78 D	
67-72 E		67-72 E	
61-66 F		61-66 F	
55-60 G		55-60 G	
Below 55 G		Below 55 G	
For energy efficient - higher running costs		For environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

