

Asking Price £152,000

Jayman  
www.jayman.co.uk

Estate Agents



**Shortbutts Lane**

Lichfield, WS14 9BU



# Shortbutts Lane, Lichfield, WS14 9BU

Jayman offer for sale this conveniently located one bedroom first floor apartment at Kings Mews, Shortbutts Lane, a short walking distance from the city centre and with parking to rear. New lease offered on completion.

## Approach

With allocated parking space in the private car park behind the property and visitor parking space in front, the property has a ground floor entrance door which opens to a staircase leading to the accommodation;

## Landing

First floor landing with doors leading to;

## Bathroom

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

## Bedroom 13'1" x 10'0" (3.99 x 3.07)

Spacious double bedroom with built in wardrobe, built in storage cupboard (housing water tank) and two windows to fore.

## Living Room 15'0" x 9'11" (4.59 x 3.03)

Spacious living room with space for lounge suite and small dining suite, windows to rear and arch doorway to Kitchen.

## Kitchen 6'2" x 8'7" (1.9 x 2.62)

With a range of storage cupboards with sink and drainer, built in electric oven with hob over and extractor above, space and plumbing for white goods and with window to rear.

## Loft

Loft access from landing providing useful storage space.

## Parking

Allocated parking in private car park to rear and further visitor space in front of the building.

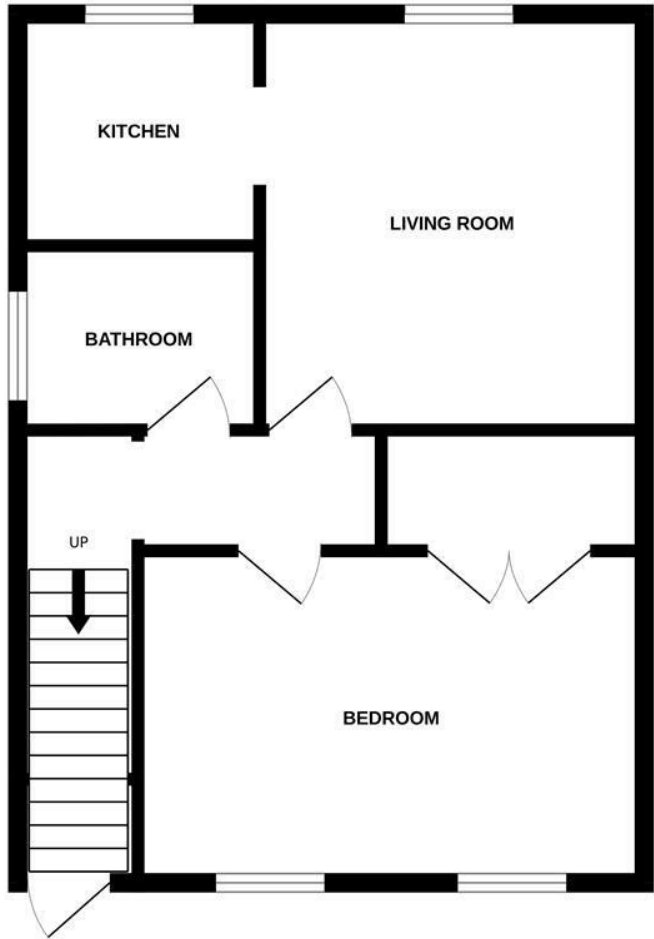
## Lease

The lease is being extended by the seller.

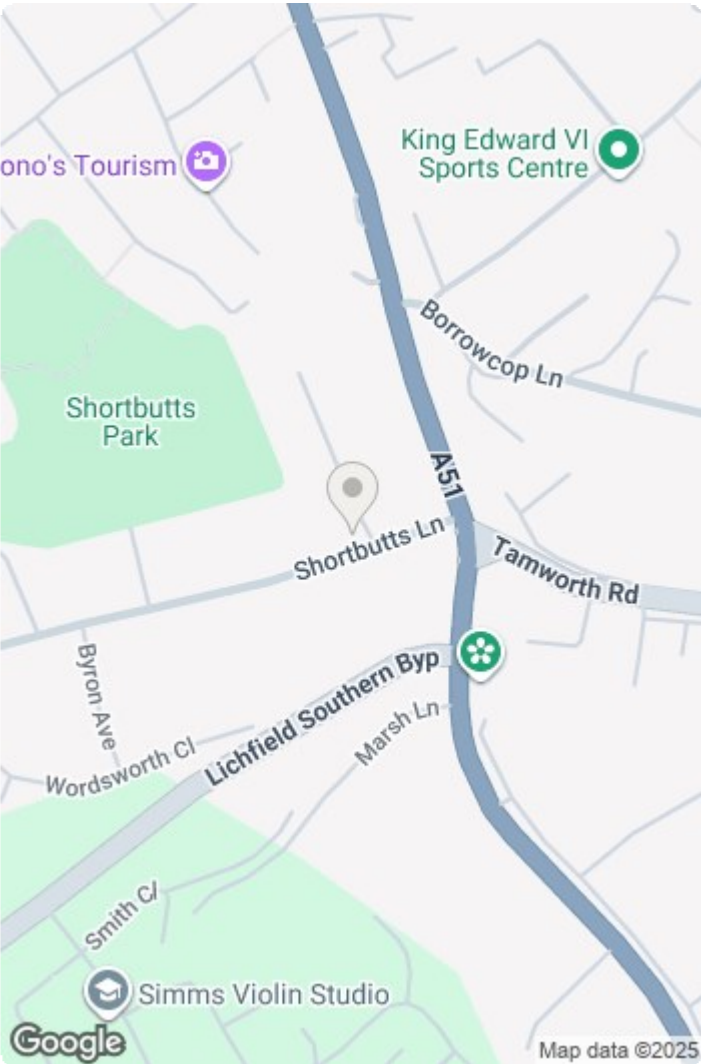


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GROUND FLOOR



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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92-100 A			92-100 A		
81-91 B			81-91 B		
70-80 C			70-80 C		
59-69 D			59-69 D		
48-58 E			48-58 E		
37-47 F			37-47 F		
26-36 G			26-36 G		
15-25 G			15-25 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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.



