

By Auction £59,000

**Jayman**  
www.jayman.co.uk

Estate Agents



**Laburnum Court**

Lichfield, Staffordshire, WS14 9EZ



# Laburnum Court, Lichfield, Staffordshire WS14 9EZ

For sale by auction.

Jayman offer for sale this ground floor one bedroom apartment at Laburnum Court, Lichfield. The property requires some modernisation / renovation but is ideally located within walking distance of the city centre. Estimated rental income £700pcm following redecoration.

Well located one bedroom ground floor apartment requiring some modernisation.

## **Double Bedroom 9'11" x 12'7" (3.03 x 3.85)**

With built in wardrobes

## **Bathroom**

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

## **Kitchen 6'0" x 14'11" (1.83 x 4.55)**

With cooker and fridge/freezer and a range of storage cupboards.

## **Lounge/diner 13'5" x 12'11" (4.11 x 3.94)**

Spacious Lounge / Diner with window to rear.

## **Two Storage Cupboards**

## **Service charge**

Current service charge to be confirmed by solicitors).

54 years on lease remaining.

£22,500 premium to extend lease to 90 years.

## **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.

## **Auction Information**

1 Laburnum Court, Lichfield WS14 9EZ

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Bidding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)

- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

## **Looking to sell your home?**

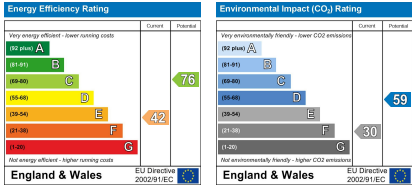
Our dedicated team is here to make the process smooth, stress-free, and successful.

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.



**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.



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.



