

Asking Price £130,000

Jayman
www.jayman.co.uk

Estate Agents



Trent Valley Road

Staffordshire, WS13 6EU

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Jayman are pleased to offer for sale this first floor one bed maisonette a short distance from Lichfield Trent Valley Station. The property briefly comprises; stairs leading up to the first floor with one double bedroom, kitchen, spacious living room and bathroom. There is shared parking near property.

There is no chain and it is ready to be viewed.

Lease details:

- 132 years remaining.
- Ground rent is £110 p/a.
- Ground rent is fixed for 25 years from 2011.
- No service charge

Entrance Hallway

From the front door, you are lead up the stairs to the first floor where you are greeted from left to right - bathroom, bedroom, living room and kitchen.

Bathroom 7'2" long 4'11" short x 9'6" (2.19 long 1.51 short x 2.91)

With suite comprising bath and shower overhead, WC and wash hand basin.

Bedroom 11'8" x 10'3" (3.57 x 3.14)

Double bedroom with window to the back of the property.

Lounge/diner 15'6" x 10'3" (4.74 x 3.14)

Spacious living room with window to the front of the property.

Kitchen 10'3" x 7'3" (3.13 x 2.21)

Fitted kitchen with cooker, space for appliances, sink and drainer.

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?

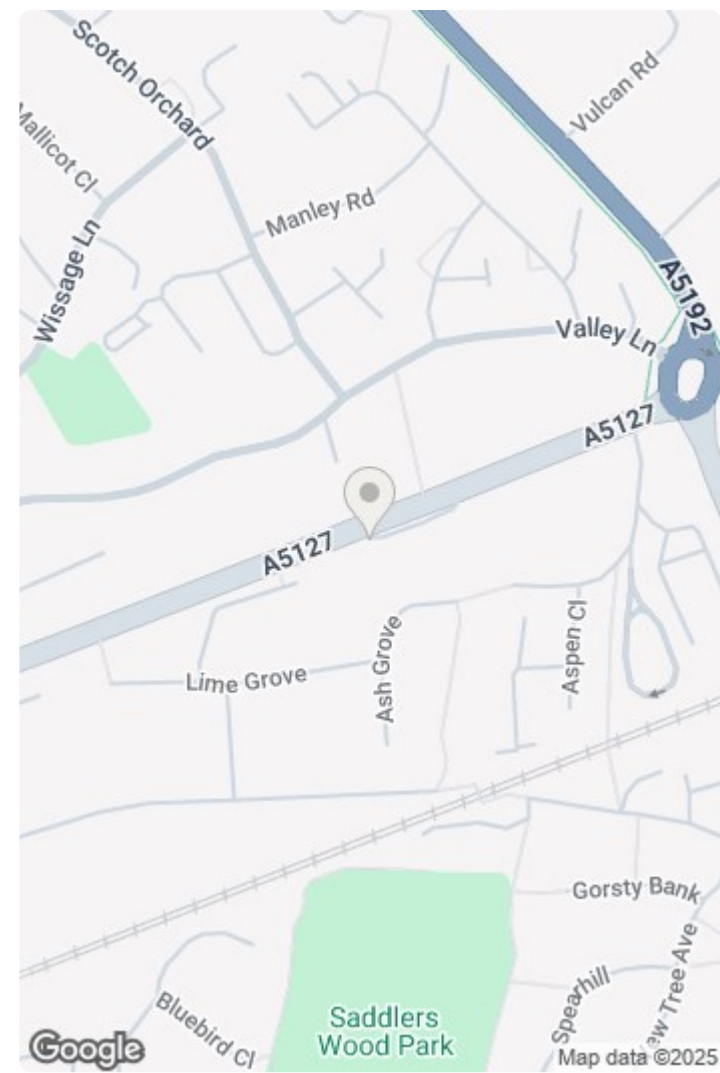
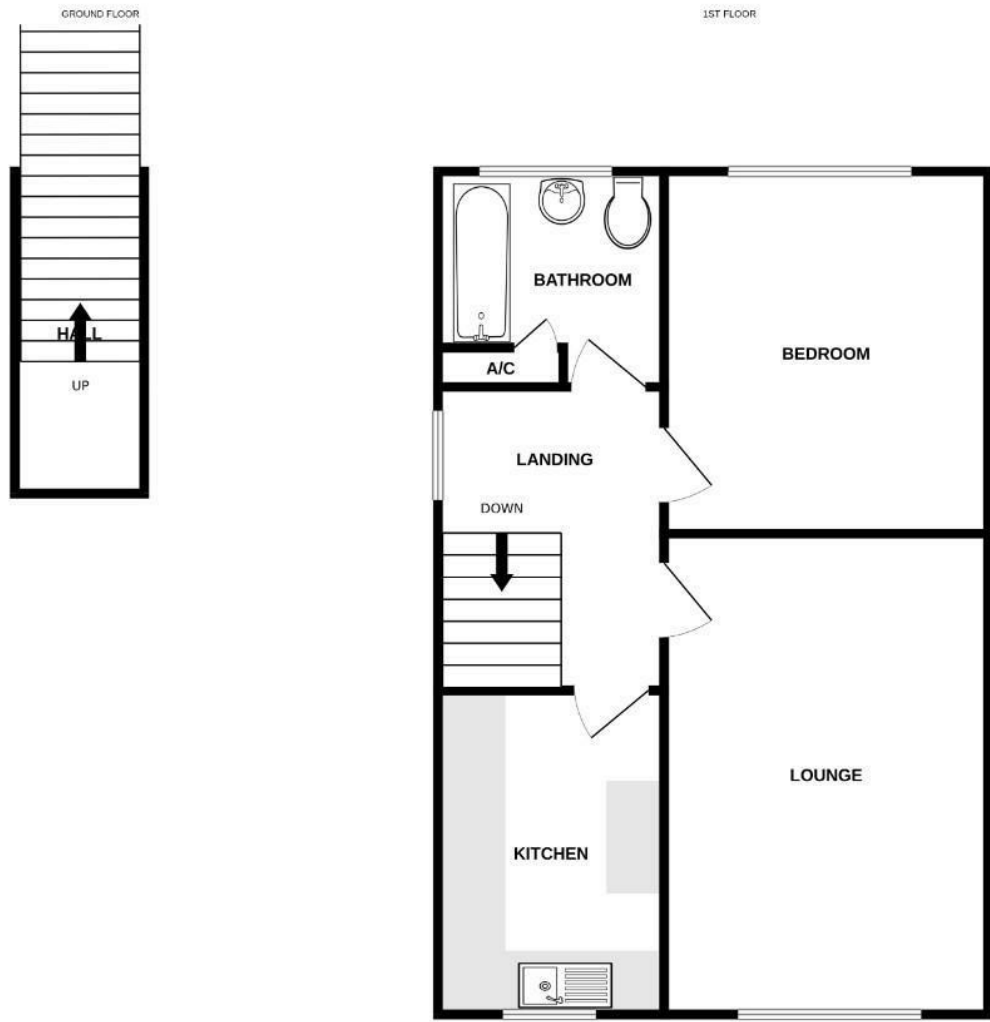
Our dedicated team is here to make the process smooth, stress-free, and successful.

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.



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.



84A TRENT VALLEY ROAD, LICHFIELD WS13 6EU

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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