

Asking Price £185,000

Jayman  
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Estate Agents



**Mulberry Drive**

Lichfield, WS13 6FF

# Mulberry Drive, Lichfield, WS13 6FF

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

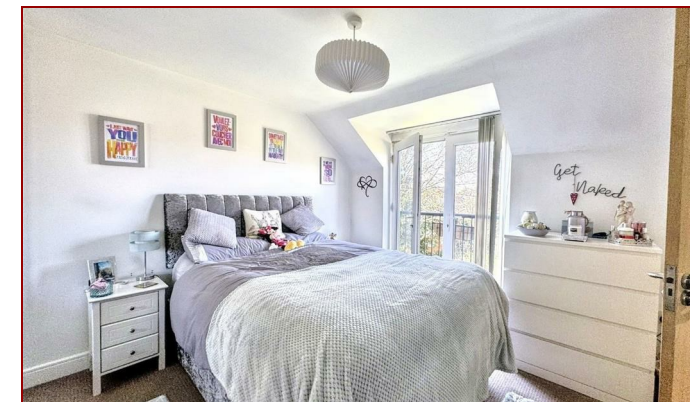
With space for dining suite at one end and lounge / living room at the other and with two windows either side creating a light feel to this spacious living room.

## Parking

Single allocated parking space.

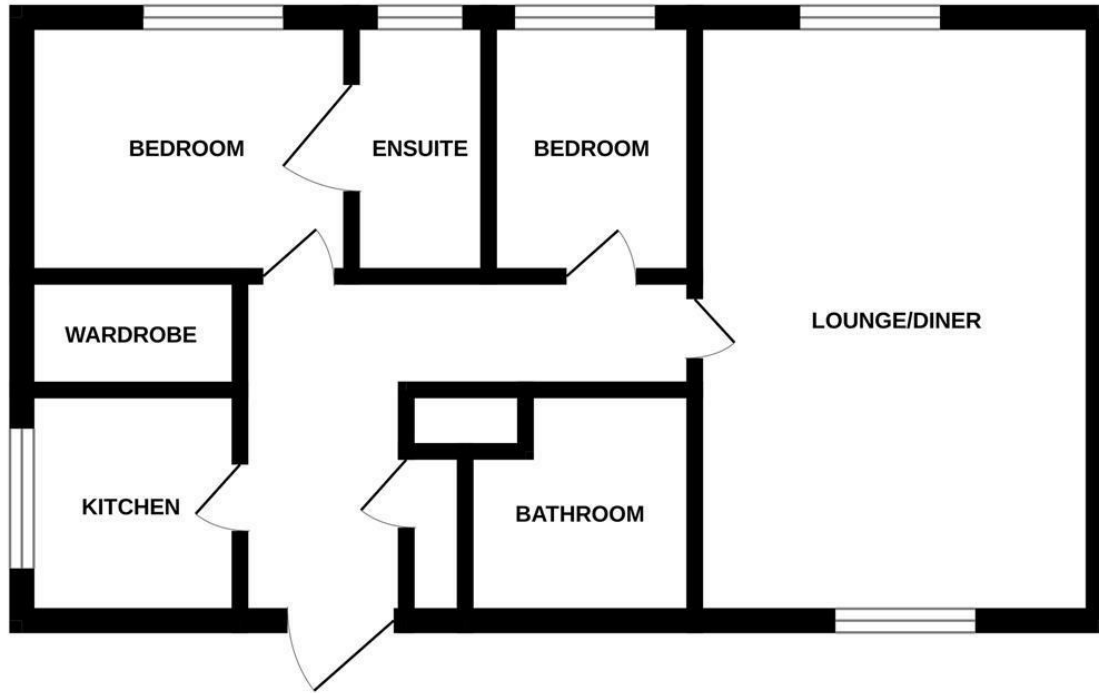
## Leasehold Information

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

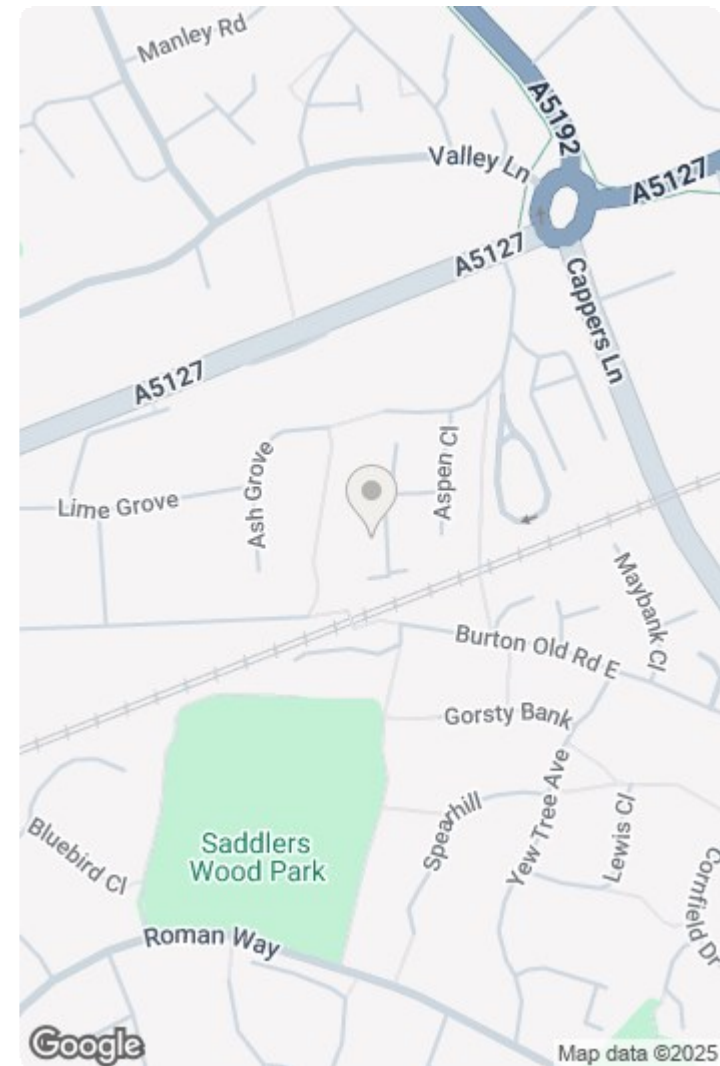


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# GROUND FLOOR



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	
Current	Potential	Current	Potential
76	79		

**Energy Efficiency Rating:** A scale from A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs). The current rating is 76 (D) and the potential rating is 79 (C).  
**Environmental Impact (CO<sub>2</sub>) Rating:** A scale from A (Very environmentally friendly - lower CO<sub>2</sub> emissions) to G (Not environmentally friendly - higher CO<sub>2</sub> emissions). The current rating is D and the potential rating is C.  
 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.

