

FOR SALE



Lichfield Court, Jerrard Drive, Sutton Coldfield, B75 7TW

1 Bedroom, 1 Bathroom, Flat

Offers In Region Of £105,000





- FIRST FLOOR FLAT
- DOUBLE BEDROOM
- LOUNGE/DINER
- KITCHEN
- BATHROOM
- GARAGE EN BLOCK
- SECURE ENTRY

Martin & Co are pleased to offer this First Floor Flat ideally located in Sutton Coldfield next to shops, transport links and local to Gracechurch Shopping Centre with all it's amenities including travel, bars and restaurants

The property is approached via a secure entry to a shared hallway with stairs leading to the flat. There is a hallway with useful storage cupboard off, a good sized lounge/diner which opens to the kitchen. There is a good sized bedroom with built in wardrobes that is accompanied by the bathroom with three piece suite. There is a garage en block and offered with no upward chain.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



COMMUNAL ENTRANCE

HALLWAY

LOUNGE/DINER 12' 5" x 10' 8" (3.78m x 3.25m)

KITCHEN 7' 5" x 5' 11" (2.26m x 1.8m)

BEDROOM 12' 11" x 8' 1" (3.94m x 2.46m)

BATHROOM 9' 0" x 5' 6" (2.74m x 1.68m)

GARAGE EN BLOCK

NO UPWARD CHAIN

COUNCIL TAX BAND - A

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is Leasehold. 189 Year Lease from 25th December 1973. The vendor has informed us that the Service Charge is £1850 pa and Ground Rent is £36 per month. WE ARE CURRENTLY AWAITING CONFIRMATION OF THESE SO PLEASE CHECK. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.