

for sale

£129,950 Leasehold



## Pourbaix House Birmingham Road Lichfield WS13 6PP

Two bedroom apartment in Lichfield city with double glazed uPVC windows throughout and off road parking available.

# Property Details

## Ground Floor

Communal door leading to first floor with entrance to front door.

## First Floor

### Entrance Hallway

Located on the first floor of the building, the entrance hallway has a double glazed obscure uPVC window to the side, storage cupboard and doors leading to:

### Kitchen 8' 1" x 7' 3" ( 2.46m x 2.21m )

With a range of wall and base units, double glazed uPVC window to rear, electric oven with gas hob, space for fridge freezer and washing machine.

### Lounge 13' 7" x 9' 11" max ( 4.14m x 3.02m max )

Having double glazed uPVC window to front, radiator, telephone point and television point.

### Master Bedroom 12' 11" x 7' 11" ( 3.94m x 2.41m )

With double glazed uPVC window to rear and radiator.

### Bedroom Two 10' 4" x 10' 3" ( 3.15m x 3.12m )

Double glazed uPVC window to front and radiator.

## Outside

Allocated parking in private car park to rear of the building.

To view this property please contact Connells on

**T 01543 262 376**  
**E [lichfield@connells.co.uk](mailto:lichfield@connells.co.uk)**

11 & 13 Bore Street  
LICHFIELD WS13 6LZ

**Tenure:** Leasehold

**EPC Rating:** Exempt

Property Ref: LFD306392 - 0004

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.