

LOT

4 Stowe Street, Lichfield, Staffordshire WS13 6AQ

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Guide price\* £135,000+



**Two double bedroom terraced property needing some improvement but ideal location close to the centre of Lichfield and ideal buy to let opportunity.**

#### Location

The house occupies a sought after location within the very heart of the historic cathedral city of Lichfield and is within walking distance of a full range of facilities including Stowe Pool, schools for children of all ages, shopping facilities including Lichfield Tesco Extra, pubs, restaurants and Garrick Theatre, commuter links by road and rail including Lichfield City rail station.

#### Description

We are acting for the trustees and have received an offer of £136,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. A character two double

bedroom terraced property which would benefit some improvement but has gas central heating and double glazing. The property is now vacant but once refurbished has a projected rental income IRO £650pcm (£7,800pa) so therefore will appeal to the landlord and property investor.

#### Accommodation

**Ground Floor** Spacious sitting room, separate dining room, breakfast kitchen area with shaker style fitted kitchen. Cellar.

**First Floor** Landing, double bedroom one and bathroom/WC. with suite in white.

**Second Floor** Attic double bedroom two.

#### Tenure

TBC

#### EPC

Energy Efficiency Rating D

#### Auction Valuer

Lucy Crapper ANAVA

#### Note

Plans shown are for information only and are not to scale.

#### Viewing

Strictly by appointment with joint agent Dixons Lichfield 01543 255859 For any other auction enquiries please call the auction team on 0114 254 1185

