



ANDREW  
**DOWNING**  
**BOOTH**™  
ESTATE AGENTS



# The Sycamores, Shortbutts Lane, Lichfield

£150,000

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**Ideal for investors, first time buyers or downsizers. A fabulous one bedroom townhouse close to the centre of Lichfield, with the rare added benefit of coming with no upward chain.**

**This impressive property at The Sycamores, Shortbutts Lane, comes to the market offering excellent value for money, sitting less than a mile from the city centre, boasting superb access to a wide range of amenities, including Beacon Park, highly rated schools, various bars/ restaurants and major supermarkets, with Lichfield City train station offering direct links to Birmingham and other surrounding areas, and Shortbutts Park also just a five minute walk away.**

**The accommodation is set across two floors, with a generous living/ diner and kitchen to the ground floor, whilst the spacious main bedroom (with built in wardrobes) and modern bathroom sit to the first floor, with a private allocated parking space to the rear.**

**No upward chain and a hugely convenient and enviable location; this property simply must be viewed as it's sure to be popular.**

### **Tenure**

**We understand the property to be freehold with an annual service charge payable of £1,089 (2024 figures) and a peppercorn ground rent charge of £5 a year.**

### **Services**

**We understand the property to be connected to water, electric and drainage.**







- One Bedroom Townhouse
- No Upward Chain
- Private Allocated Parking Space
- Desirable Location Close To Lichfield City Centre
- Spacious Living Room
- Kitchen & Bathroom
- EPC Rating: D
- Council Tax Band: B



Approx Gross Internal Area  
41 sq m / 446 sq ft



Ground Floor  
Approx 21 sq m / 223 sq ft

First Floor  
Approx 21 sq m / 223 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.