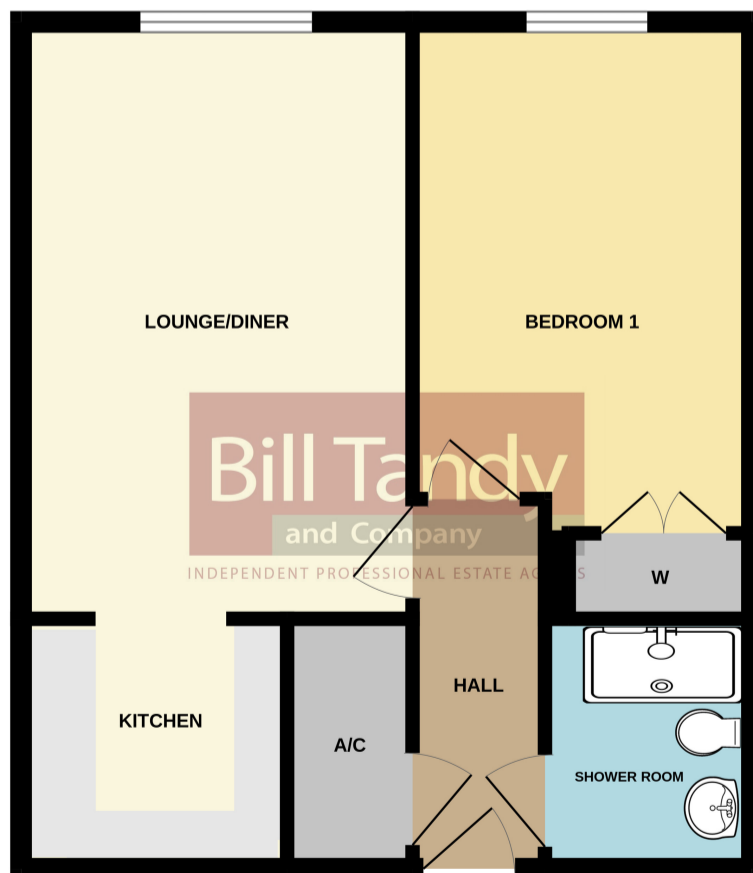




SECOND FLOOR



37, HOMELODGE HOUSE, CASTLE DYKE, LICHFIELD WS13 6XD

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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**37, Homelodge House, Castle Dyke,
Lichfield, Staffordshire, WS13 6XD**

£100,000 Freehold

**** UPDATED RETIREMENT APARTMENT **** Bill Tandy and Company are delighted in offering for sale this superbly presented second floor retirement apartment well located in Lichfield cathedral city centre with a range of facilities within walking distance of the property. The apartment is located in the sought after retirement complex of Homelodge House providing a superb location in a prime position opposite the Garrick Theatre with the city shopping centre within walking distance. Homelodge House enjoys a range of communal facilities including residents lounge, well equipped laundry room and communal gardens. There is a secure entry system to front and residents parking. The apartment itself, which we strongly urge is viewed internally to be fully appreciated, is offered with no upward chain and has reception hall with storage cupboard, generous sized lounge/dining room, updated and modern kitchen, updated modern shower room and a generously sized main bedroom, whilst offering views to the front looking over the Garrick Theatre. The property is available with the benefit of no upward chain and vacant possession and an early viewing is strongly recommended.



COMMUNAL HALL AND LANDINGS

There are stairs and lifts leading to all floors, access door to front and rear, whilst the apartment is located on the second floor.

RECEPTION HALL

approached via its own private entrance door and having useful storage cupboard with shelving and housing a freezer. Doors lead off to:

LOUNGE/DINING ROOM

3.10m x 5.17m (10' 2" x 17' 0") having double glazed window to side, electric heater, feature focal point of the room is its fireplace with marble hearth and inset with wooden surround with matching mantel above housing a flame effect electric fire. Archway leads to:

KITCHEN

2.06m x 1.54m (6' 9" x 5' 1") With a range of modern kitchen units that comprise base cupboards and drawers complemented with round edge preparation worktops above, tiled splashback surround with wall cupboards above, inset stainless steel sink, under-counter fridge, inset Hotpoint double oven and grill and ceramic hob with extractor above.

BEDROOM 1

2.56m x 4.15m (8' 5" x 13' 7") This generously sized main bedroom enjoys a built in wardrobe, window to front and electric heater.

SHOWER ROOM

1.52m x 1.93m (5' 0" x 6' 4") This modern updated shower room enjoys a chrome towel rail, modern suite with a vanity unit with sink above, low flush W.C. and walk in shower with shower over and aqua boarding surround.



COMMUNAL FACILITIES

Homelodge has entrances from both front and rear and opening to a main communal reception hall with office for Scheme Manager. The complex enjoys garden to rear and there is a residents lounge and kitchen area and a well equipped laundry. There are stairs and lifts leading to all floors.

COUNCIL TAX BAND B

LEASE DETAILS

Our client advises us that the property is Leasehold and the vendor informs us that the Service Charge £2046.63 paid half yearly. Ground Rent of £263.31 paid half yearly . Should you proceed with the purchase of the property these details must be verified by your solicitor.

FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electricity - Scottish Power (no gas). No broadband. Telephone connected but supplier not known. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

TENURE

We understand the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.