



9, Homelodge House, Castle Dyke, Lichfield, Staffordshire
, WS13 6XD

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

£85,000

Offers in the region of

**** UPDATED RETIREMENT APARTMENT **** Bill Tandy and Company are delighted in offering for sale this superbly updated and modernised first 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 to the rear of 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, refitted kitchen and shower room and a generously sized main bedroom. The property is available with the benefit of no upward chain and vacant possession and an early viewing is strongly recommended.



COMMUNAL HALL AND LANDING

With door access to front and rear car park area, stairs and lift provide access to the first floor with front entrance door opening to:

ON THE FIRST FLOOR

RECEPTION HALL

private entrance door to front, LVT flooring, door to store cupboard and further doors open to

LOUNGE/DINING ROOM

3.11m x 4.55m (10' 2" x 14' 11") Double glazed rear window, LVT flooring, feature fireplace with electric fire, arch leads off to:

REFITTED KITCHEN

2.11m x 1.56m (6' 11" x 5' 1") superbly updated with LVT flooring, refitted kitchen units with base cupboards and drawers with work tops above, tiling surround with wall mounted cupboards, inset sink unit with drainer, inset over and microwave, 2 ring electric hob and integrated fridge and freezer.

BEDROOM 1

2.53m x 3.53m (8' 4" x 11' 7") Double glazed rear window, electric heater, LVT flooring, double opening doors to a built in wardrobe.

REFITTED SHOWER ROOM

updated suite to include a vanity unit with inset sink above, full height tiled surround, low flush w.c, shower with glass screen and a tiled floor.

LEASE DETAILS

Our client advises us that the property is Leasehold with a 125 years from 28.8.1985. Service Charge approximately £1943.80 per annum, with ground rent of £468.16 per annum.. Should you proceed with the purchase of the property these details must be verified by your solicitor.



COUNCIL TAX BAND B

VIEWING

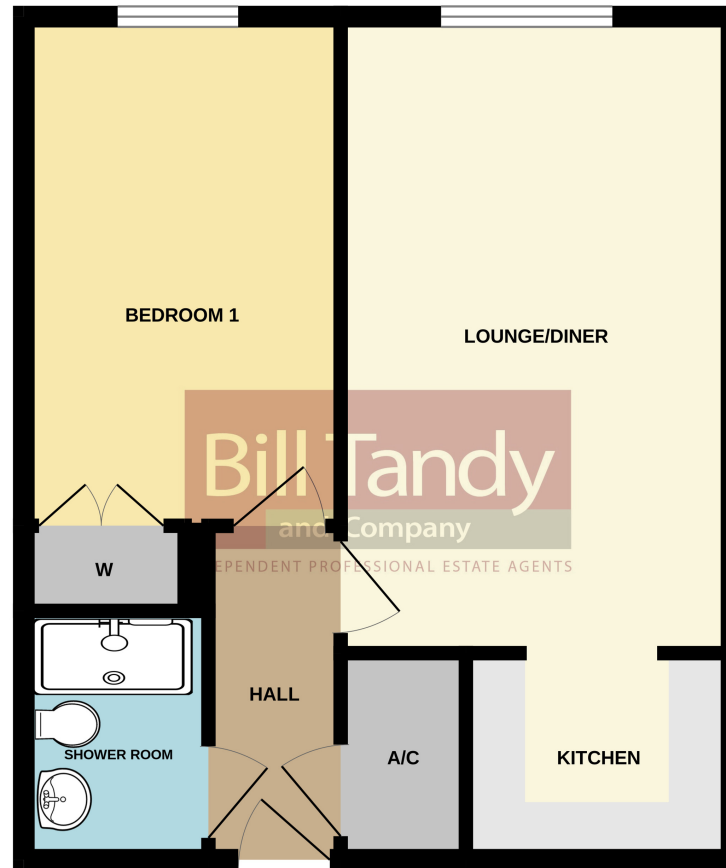
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.



These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.

SECOND FLOOR



9 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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