



3 Pourbaix House, Birmingham Road, Lichfield,  
Staffordshire, WS13 6PP

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



**3 Pourbaix House, Birmingham  
Road, Lichfield, Staffordshire, WS13  
6PP**

**£160,000**

Located within a few minutes' walk of the thriving Lichfield city centre, this well-presented two-bedroom apartment represents a rare opportunity to purchase both accommodation and a share of the freehold of the whole block. With large, well-proportioned rooms including a spacious living room, fitted kitchen, bedrooms with built-in storage and separate bathroom and WC, the property also benefits from parking for two cars in tandem at the rear, and we understand there is guest parking to the front with a maximum stay of 3 days. Available with vacant possession and the benefit of no upward chain, an early viewing of this convenient apartment is strongly recommended.



**UPVC DOUBLE GLAZED ENTRANCE PORCH**

gives access to a Hallway with stairs rising to the first floor and a PVC composite entrance door opens to the apartment.

**RECEPTION HALL**

with useful built-in coats store cupboard, coving and radiator.

**LIVING ROOM**

4.55m x 3.35m max (14' 11" x 11' 0" max) having a central decorative fireplace, UPVC double glazed window to front, double radiator and coving.

**KITCHEN**

4.60m x 2.40m (15' 1" x 7' 10") well fitted with extensive work surface space with white base storage cupboards and drawers, matching wall mounted storage cupboards, recently fitted electric oven with four ring hob and extractor hood, single drainer sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, space for fridge and freezer, metro style tiled splashbacks, UPVC double glazed windows to rear and side, coving and radiator.

**BEDROOM ONE**

4.60m x 3.10m (15' 1" x 10' 2") having double glazed window to rear, radiator, coving and built-in double wardrobe with cupboard space over.

**BEDROOM TWO**

3.25m x 2.40m (10' 8" x 7' 10") having radiator, UPVC double glazed window to front, coving and cupboard housing the Glow-worm combination gas central heating boiler, linen shelving and hanging rail.



**BATHROOM**

having suite comprising panelled bath with mixer tap, glazed shower screen and thermostatic shower fitment over with both hose and drencher shower and vanity wash stand with wash hand basin with mono bloc mixer tap with cupboard space, heated towel rail, comprehensive ceramic floor and wall tiling and obscure UPVC double glazed window.

**SEPARATE W.C.**

having close coupled W.C., ceramic wall tiling and obscure double glazed window.

**OUTSIDE**

There is an allocated parking space suitable for two cars to the rear of Pourbaix House.

**COUNCIL TAX**

Band B.

**FURTHER INFORMATION/SUPPLIES**



## LEASE TERMS

Our client advises us that the property is Leasehold with a remaining term of approximately 983 years and is subject to an annual Service and maintenance Charge of approximately £1,697.64 and a ground rent of £35 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## TENURE

Our client advises that the property is Leasehold, however, the owner will also own a share of the freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

GROUND FLOOR



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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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