



31 Andrews House, Lower Sandford Street, Lichfield,
Staffordshire, WS13 6QY

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS



TENURE

Our client advises that the property is Leasehold on a 99-year lease from 27 November 1987. A Service Charge is levied in respect of the communal facilities and amenities and we understand for 2023/24 is approximately £275.00 per month. The on-site Scheme Manager can verify these details. Should you proceed with purchasing the property, your solicitor must verify these details

AGENTS NOTE: The property is managed by Midland Heart and is subject to a potential purchaser meeting the criteria for residency at this scheme (e.g. they must be over 60 years of age or 55 plus and in receipt of disability allowance subject to approval by the Scheme Manager). Please note there are legal fees to be paid by the purchaser for the grant of a new Lease and these are currently £tbc plus VAT plus a document fee of £tbc plus VAT.

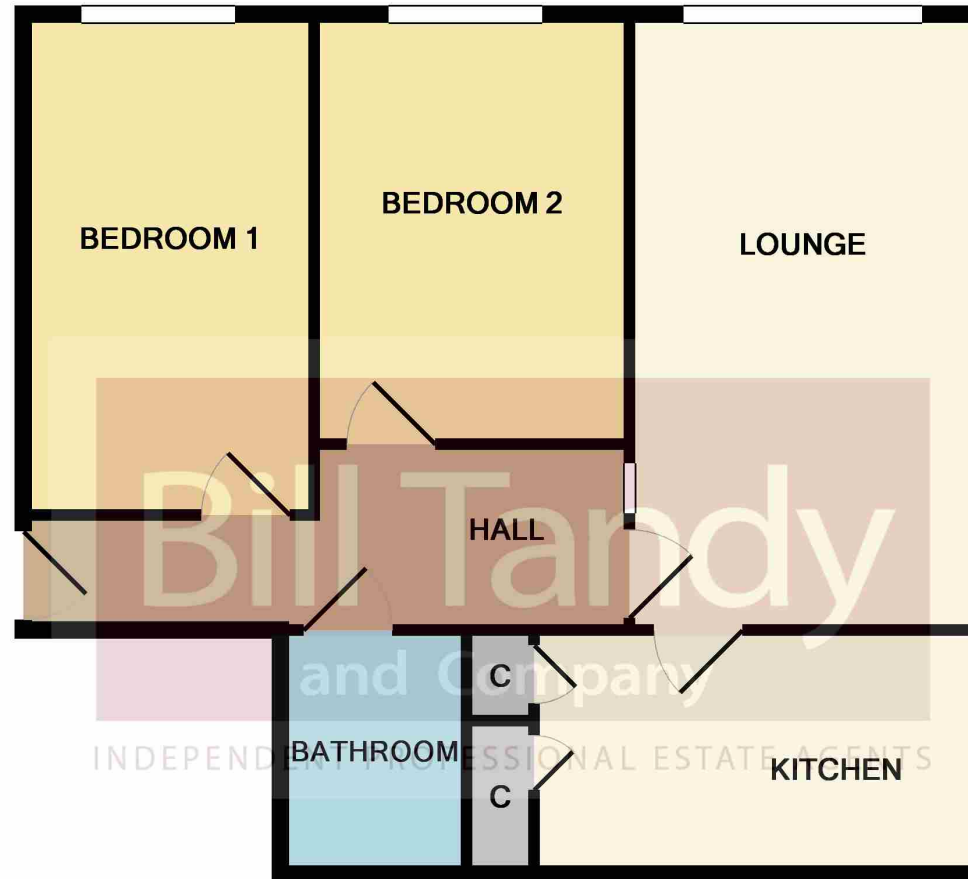


VIEWING

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.





31 ANDREWS HOUSE, LOWER SANDFORD STREET, LICHFIELD WS13 6QY
 TOTAL APPROX. FLOOR AREA 604 SQ.FT. (56.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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