

Bill Tandy  
and Company

9 Charter Mews, Sandford Street, Lichfield, Staffs, W513  
6RU

Charter House and Charter Mews

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 9 Charter Mews, Sandford Street, Lichfield, Staffs, WS13 6RU

# £275,000

Bill Tandy and Company, Lichfield, are delighted in offering for sale this superbly presented and generously sized duplex apartment located in the heart of the city centre of Lichfield. The apartment, which needs to be viewed to be fully appreciated, is set within the gated complex of Charter Mews built by well known local builders, Walton Homes. Offered with the benefit of no upward chain. This generous size property comprises a ground floor entrance hall, first landing with doors providing access to a lounge, dining kitchen and w.c. To the second floor are three bedrooms, en-suite and main bathroom. Externally, the complex is approached via electrically operated gates with allocated parking space located within the complex. The property benefits from no upward chain and early viewings are recommended.



### ENTRANCE

There is a pedestrian and vehicular gated approach from Sandford Street, and a private entrance door is accessed from the rear of the complex leading to:

### ENTRANCE HALL

having laminate floor, radiator and staircase rising to the first floor.

### FIRST FLOOR LANDING

having laminate floor, double glazed window to front, radiator, spotlighting, staircase to second floor and doors open to:

### LOUNGE

4.89m x 3.42m (16' 1" x 11' 3") having double glazed sash windows to front, two radiators, laminate floor, feature high ceiling and a wall mounted electric fire.

### DINING KITCHEN

4.30m x 2.64m (14' 1" x 8' 8") having double glazed window to front, radiator, tiled floor, feature high ceiling with spotlighting, base and wall mounted storage cupboards, round edge work tops with tiled splashback surround, inset stainless steel one and a half bowl sink, inset double oven and grill with four ring gas hob, stainless steel splashback and extractor fan above, integrated fridge/freezer and space suitable for washing machine.

### GUESTS CLOAKROOM

having tiled floor, radiator, pedestal wash hand basin with tiled surround and low flush W.C.

### SECOND FLOOR LANDING

having radiator, loft access, spotlighting, useful store cupboard with slatted shelving and doors open to:

### BEDROOM ONE

3.54m x 2.87m (11' 7" x 9' 5") having double glazed window to front, radiator, laminate floor, feature high ceiling and fitted double wardrobe with sliding mirrored doors. Door to:



### EN SUITE SHOWER ROOM

having an obscure double glazed window to front, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. shower cubicle with shower appliance over and tiled surround, feature high ceiling and ceiling spotlighting.

### BEDROOM TWO

3.41m x 2.61m (11' 2" x 8' 7") having double glazed sash window to rear, radiator, laminate floor, feature high ceiling and fitted double wardrobe with sliding mirrored doors.

### BEDROOM THREE

3.41m x 2.16m (11' 2" x 7' 1") having double glazed sash window to rear, radiator, feature high ceiling and laminate floor.

### FAMILY BATHROOM

2.20m max (1.57m min) x 1.70m (7' 3" max 5' 2" min x 5' 7") having tiled floor, radiator, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bath with shower screen and shower appliance over, feature high ceiling and ceiling spotlighting.



## OUTSIDE

The property is located within the highly sought after complex of Charter Mews in the heart of the city centre of Lichfield with all its benefits within walking distance. One of the distinct features of the complex is its gated access with both vehicular and pedestrian gates providing a level of security. The property, we understand, has one allocated parking space approached via electric gates from Sandford Street.

## COUNCIL TAX

Band C.

## FURTHER INFORMATION/SUPPLIERS

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

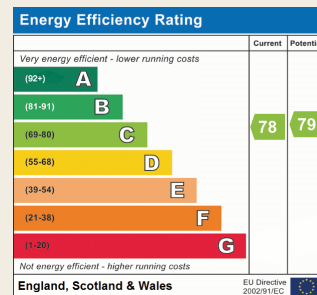
## LEASE TERMS & SERVICE CHARGES

The property has a 125 years commencing from 1 January 2003. We understand that the current service charge is £1592.80 per annum with a ground rent of £75. Details of which should be checked via your solicitor's before legal commitment.



## ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



## TENURE

Our client advises us that the property is Leasehold. 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](mailto: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.



9 CHARTER MEWS, LICHFIELD, WS13 6RU

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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