



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

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



## 36 Homelodge House Castle Dyke, Lichfield, Staffordshire, WS13 6XD

# £82,500

This comfortable second floor retirement apartment offers an excellent opportunity in a prime position opposite the Garrick Theatre, and with the city shopping centre just a few minutes walk away. Homelodge House provides an ideal retirement living environment with a Scheme Manager overseeing the efficient running of the building, together with a residents lounge, well equipped laundry and secure entrance system. The property has a pullcord alarm system for summoning assistance and benefits from a recently re-fitted shower room and UPVC double glazing. Available with the benefit of no upward chain and vacant possession an early viewing would be strongly encouraged.



### RECEPTION HALL

having built-in airing and store cupboard with pre-lagged hot water cylinder and linen shelving.

### LIVING ROOM

5.29m x 3.26m (17' 4" x 10' 8") having UPVC double glazed window to front, electric night storage heater, coving and archway through to:

### KITCHEN

2.25m x 1.65m (7' 5" x 5' 5") having pre-formed work surface space with base storage cupboards and drawers, wall mounted storage cupboards, single drainer sink unit, space for electric cooker and fridge/freezer, tiled splashbacks, coving and fluorescent light strip.

### BEDROOM ONE

4.23m x 2.63m (13' 11" x 8' 8") having UPVC double glazed window to front, electric night storage heater and wardrobe with double bi-fold doors.

### RE-FITTED SHOWER ROOM

being fully tiled and having a large walk-in shower cubicle with glazed screen and Triton electric shower fitment, vanity unit with inset wash hand basin and W.C., feature vinyl flooring, electric shaver/vanity light, extractor fan, electric chrome heated towel rail and low energy downlighters.

### COUNCIL TAX

Band B.

### LEASE TERMS

The vendor informs us that the service charge is approximately £281.00 per month and there is an annual ground rent of £525.00. Should you proceed with the purchase of the property these details must be verified by your solicitor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	77
(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	

### 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

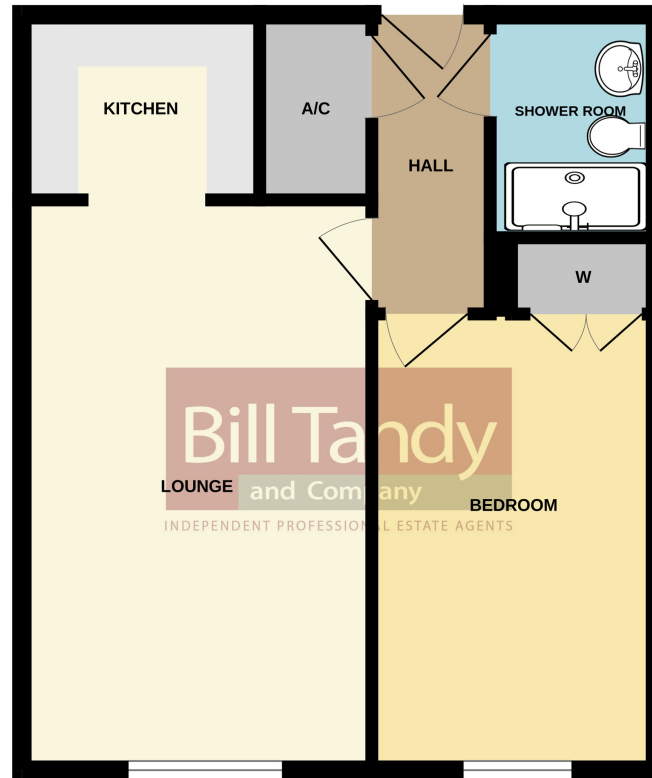
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



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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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