

4 Pear Tree Close, Lichfield, Staffordshire, WS14 9GP

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS
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£190,000

Bill Tandy and Company are delighted to offer for sale this superbly presented ground floor apartment built by Redrow Homes located in the heart of the city centre of Lichfield. The apartment is superbly located ideal for commuting, one of the distinct features of the development is its close proximity to both Lichfield cathedral city centre and the city trainline to Birmingham. There is further rail travel available from Lichfield Trent Valley station to London Euston. The apartment is offered with the benefit of no upward chain and briefly comprises reception hall, generous lounge, dining kitchen, two bedrooms one having en suite shower room, and main bathroom. A range of communal grounds surround the property and the property has an allocated parking space to the rear.



COMMUNAL ENTRANCE

approached via a communal front entrance door and gives access to the entrance door to number 4.

PRIVATE RECEPTION HALL

having intercom entry system, radiator, two cupboards and doors open to:

LOUNGE

4.03m x 3.76m (13' 3" x 12' 4") this generously sized lounge has a radiator and double glazed French doors opening to a front paved area.

DINING KITCHEN

4.39m x 3.62m max (14' 5" x 11' 11" max) having double glazed window to front, radiator, tiled flooring, modern kitchen units comprising base cupboards and drawers surmounted by work tops, tiled splashback surround, wall mounted cupboards, inset stainless steel one and a half bowl sink, inset Beko oven with Smeg four ring gas hob above and extractor fan, integrated washer/dryer, freestanding fridge/freezer and concealed space housing the Ideal boiler.

BEDROOM ONE

3.69m max x 3.33m (12' 1" max x 10' 11") having double glazed window to rear, radiator, twin built-in double wardrobes and door opens to:

EN SUITE SHOWER ROOM

having an obscure double glazed window to rear, radiator and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with Hydramax shower fitment.

BEDROOM TWO

3.13m max x 2.94m max (10' 3" max x 9' 8" max) having double glazed window to side and radiator.



BATHROOM

2.08m x 1.67m (6' 10" x 5' 6") having an obscure double glazed window to rear, chrome heated towel rail and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with tiled surround and shower head attachment.

OUTSIDE

The property is located on a desirable development built by Redrow Homes. Set to the rear of the property is an allocated parking space for the apartment and there is unallocated parking to the front. The apartment has a small paved patio area located off the lounge, and communal gardens surround the complex.

COUNCIL TAX

Band B.

FURTHER INFORMATION

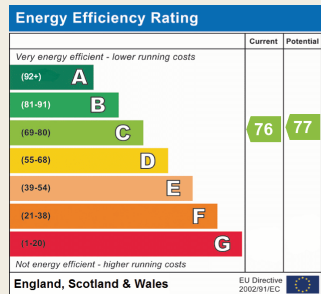
Mains drainage and water connected. Electricity and Gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below:

<https://checker.ofcom.org.uk/>



LEASE TERMS/SERVICE CHARGES

We understand the property to be leasehold with a 125 year lease commencing from from 1 May 2007. We understand from the vendor the service charge is approximately £150 per month with a ground rent of £150 payable every 6 months. For more information, please check further details with your solicitors before legal commitment of the property.



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.



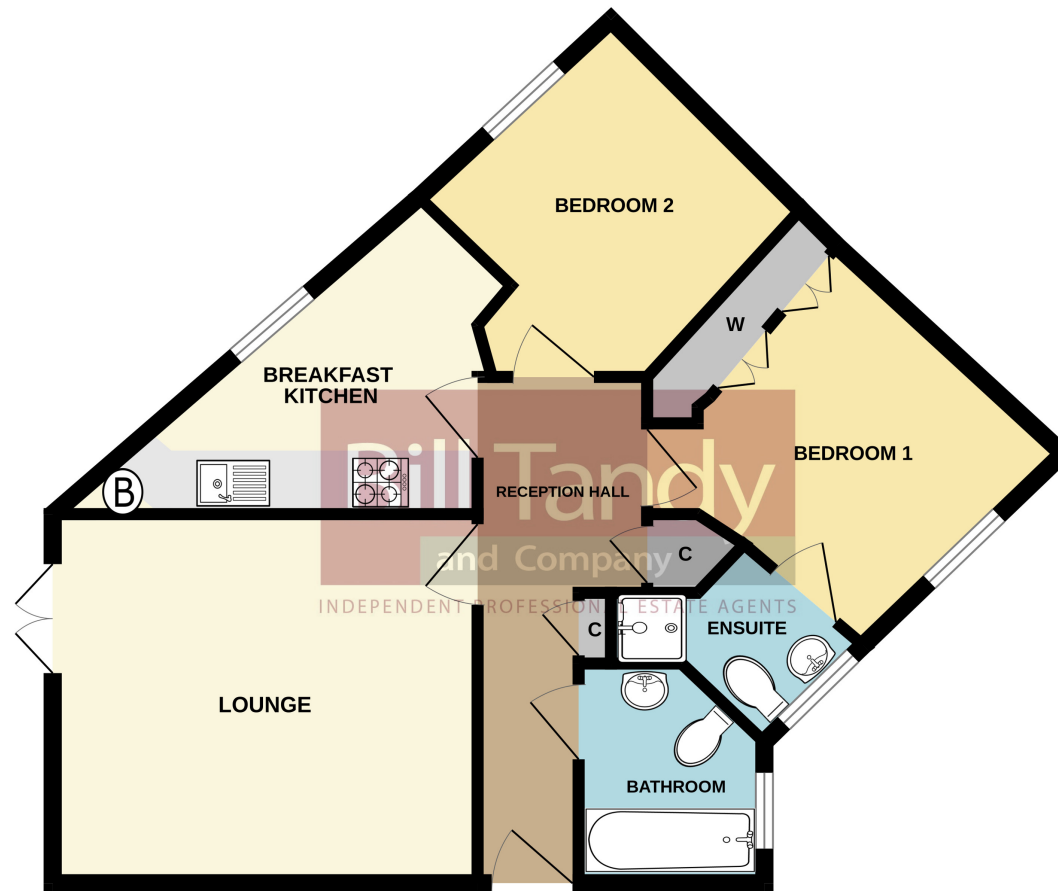
VIEWING

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.



GROUND FLOOR



4, PEAR TREE CLOSE, LICHFIELD WS14 9GP

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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