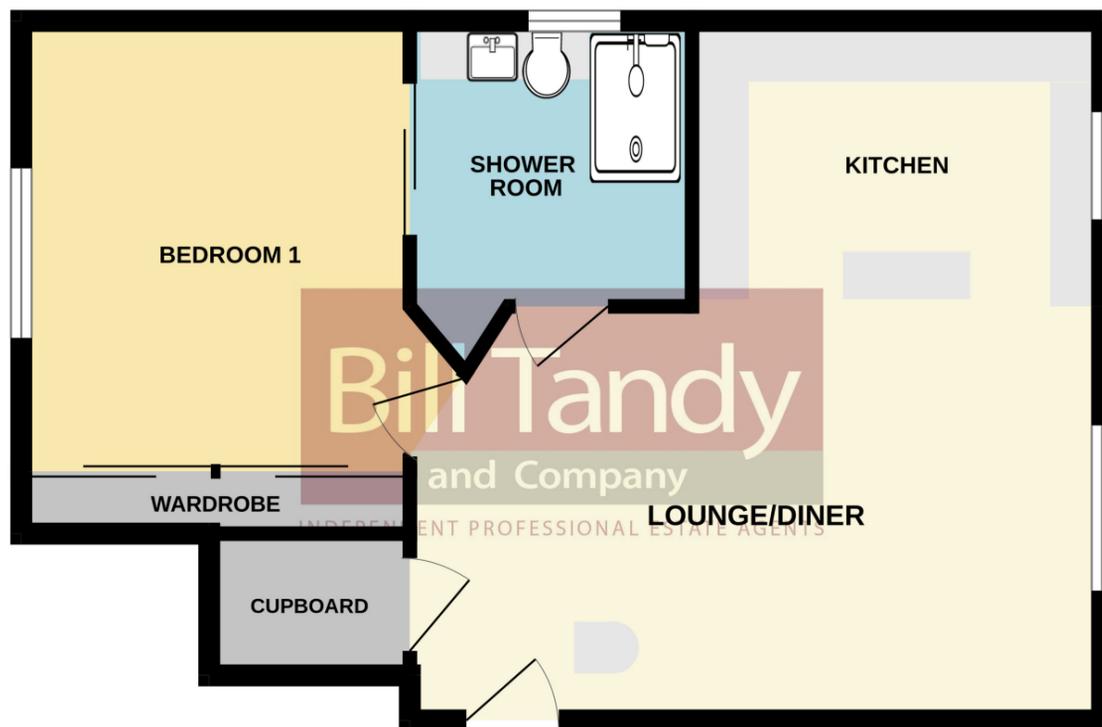




GROUND FLOOR



1 SWALLOWS REACH, SWALLOW CLOSE, LICHFIELD, WS13 7HS

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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Apartment 1 Swallows Reach Swallow Croft, Lichfield, Staffordshire, WS13 7HS

£150,000 Leasehold

**** STUNNING GROUND FLOOR APARTMENT **** Bill Tandy and Company are delighted to offer for sale this well presented and highly individual ground floor apartment located within the modern apartment complex of Swallows Reach. This generous size one bedroom apartment is perfectly positioned to take advantage of local facilities including neighbouring Morrisons supermarket and Beacon Park, and the property lies within walking distance of the cathedral city centre with a broader range of shopping and leisure facilities. The apartment comprises its own entrance private door positioned below the entrance archway, entrance area opens into the open plan lounge/diner with a modern kitchen, generous main bedroom and recently modernised main shower room. Externally, the property comes with an allocated parking space located to front. Internal viewings are highly recommended.



ENTRANCE

the apartment has its own private entrance door positioned under the archway and opens to:

LOUNGE/BREAKFAST KITCHEN

5.82m max x 5.16m max (19' 1" max x 16' 11" max) an 'L' shaped room having both a sitting area and open plan kitchen comprising two double glazed windows to rear, laminate floor, two radiators, spotlighting and useful store cupboard. The kitchen area has spotlighting to ceiling, laminate floor flowing through from the sitting area, modern kitchen units comprising base cupboards and drawers surmounted by preparation work tops, wall mounted cupboards, inset Bosch oven with five ring gas hob, stainless steel splashback surround and extractor fan above, inset stainless steel sink with drainer, breakfast bar seating area and spaces ideal for washing machine, tumble dryer and fridge/freezer.

BEDROOM

3.98m max into wardrobes x 3.62m max (13' 1" max into wardrobes x 11' 11" max) having double glazed window to front, radiator and built-in wardrobes with sliding mirrored doors.

RE-FITTED SHOWER ROOM

2.51m max x 2.16m (8' 3" max x 7' 1") this Jack and Jill shower room is accessed from both the sitting room and the main bedroom having an obscure double glazed window to side, towel rail, contemporary suite comprising anthracite grey gloss vanity unit with inset wash hand basin and low flush W.C., generous shower enclosure with twin-headed shower appliance over, marble style aqua-boarding surround and laminate floor.

PARKING

The apartment has the benefit of an allocated parking space located to the front of the complex.



COUNCIL TAX

Band B.

LEASE TERMS

We understand the property is Leasehold with a 125 years commencing from 1 January 2001. Details of service charges and ground rent to be confirmed.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.



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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate 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

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.

