



19 Sarah Siddons House, Wade Street, Lichfield,
Staffordshire, WS13 6HL

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

19 Sarah Siddons House, Wade Street, Lichfield, Staffordshire, WS13 6HL

£75,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this city centre retirement apartment superbly located in the sought after retirement development of Sarah Siddons House. The property provides affordable retirement living, in particular enjoying a convenient central location in the hearth of the cathedral city, with all of Lichfield's facilities literally on your doorstep. This retirement apartment is on the first floor and comprises reception hall, lounge/dining room, modern fitted kitchen, modern shower room and double bedroom. This well designed development has a residents lounge with many optional activities organised throughout the year. There is a Scheme Manager and has its own laundry and guests flat which is available upon request. The apartment itself enjoys the benefit of no upward chain and early viewings are strongly recommended.



RECEPTION HALL

approached via a private entrance door and having pullcord intercom, electric storage heater, store cupboard with slatted shelving and immersion heater. Doors to:

LOUNGE/DINING ROOM

4.69m x 3.10m (15' 5" x 10' 2") attractively decorated and having double glazed window to front, electric heater and archway leads to:

KITCHEN

2.13m x 1.53m (7' 0" x 5' 0") having tiled floor, modern units comprising base cupboards with preparation work tops above, wall mounted storage cupboards, mosaic tiled splashback surround, inset Ariston oven and space for fridge/freezer.

BEDROOM ONE

3.65m x 2.59m (12' 0" x 8' 6") having double glazed window to front, electric heater and built-in wardrobe with sliding doors.

SHOWER ROOM

1.94m x 1.46m (6' 4" x 4' 9") this modern updated shower room has a wall mounted wash hand basin, low flush W.C., shower with Briston shower appliance over, full ceiling height tiled surround and extractor fan.

COUNCIL TAX

Band B.

LEASE TERMS

We understand there is a current Service Charge of £251.00 per calendar month. The lease details are 125 years from 25 March 1989. 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+)	A		
(81-91)	B	81	82
(69-80)	C		
(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

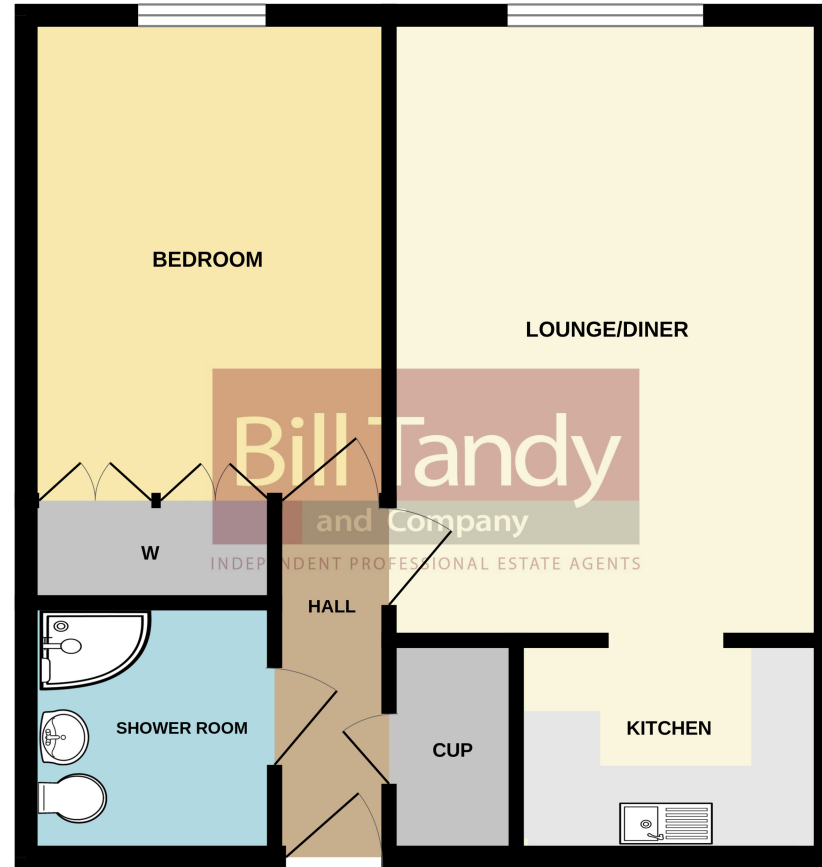
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

FIRST FLOOR



19, SARAH SIDDONS HOUSE, WADE STREET, LICHFIELD WS13 6HL

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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