



18 Mercian Court, Maxwell Close, Lichfield, Staffordshire,
WS13 6TZ

Bill Tandy

and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**18 Mercian Court, Maxwell Close,
Lichfield, Staffordshire, WS13 6TZ**

£79,950

70% Shared Ownership

Conveniently situated within easy reach of city centre amenities, this first floor retirement apartment for over 55's offers an excellent opportunity within the cathedral city centre. For sale with a shared ownership offering of 70% making this highly affordable property an ideal purchase with low running costs including electric heating and double glazing. Just minutes from city centre amenities. The apartment has recently undergone improvement and comprises a reception hall, lounge, modern kitchen and shower room with a double bedroom. Available with immediate vacant possession and the benefit of no upward chain, an early viewing would be strongly encouraged.



COMMUNAL HALL AND LANDING

approached via a front access door and having staircase rising to the first floor, where a private entrance door opens to the apartment.

HALL

having laminate flooring, electric heater, airing cupboard, storage cupboard and doors open to:

LOUNGE

3.26m x 2.86m (10' 8" x 9' 5") having double glazed square bay window to rear, electric heater, laminate flooring and intercom.

KITCHEN

3.26m x 1.59m (10' 8" x 5' 3") having double glazed window to rear, modern kitchen units comprising base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards, inset stainless steel sink and drainer and spaces ideal for fridge/freezer, cooker, washing machine and dishwasher.

BEDROOM

2.78m x 2.05m (9' 1" x 6' 9") having double glazed window to front, laminate flooring and electric heater.

SHOWER ROOM

1.95m x 1.69m (6' 5" x 5' 7") having an obscure double glazed window to front, chrome heated towel rail, wall mounted electric heater and suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower enclosure with shower appliance over and tiled splashback surround with mosaic border.

OUTSIDE

The apartments stand within a range of communal gardens and there is ample resident and visitor parking, and we understand is maintained under the service charge.



LEASE TERMS/SHARED OWNERSHIP DETAILS

We understand the property is managed by Clarion with a Service Charge payable of approximately £80.00 per month. We understand the property is held on a 60 year lease commencing 25 December 2003 however, we understand a new 60 year lease can be issued on completion of the purchase subject to price received. The property is offered with a 70% shared ownership for the over 55's. Should you proceed with the purchase of the property these details must be verified by your solicitor.

COUNCIL TAX

Band A.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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

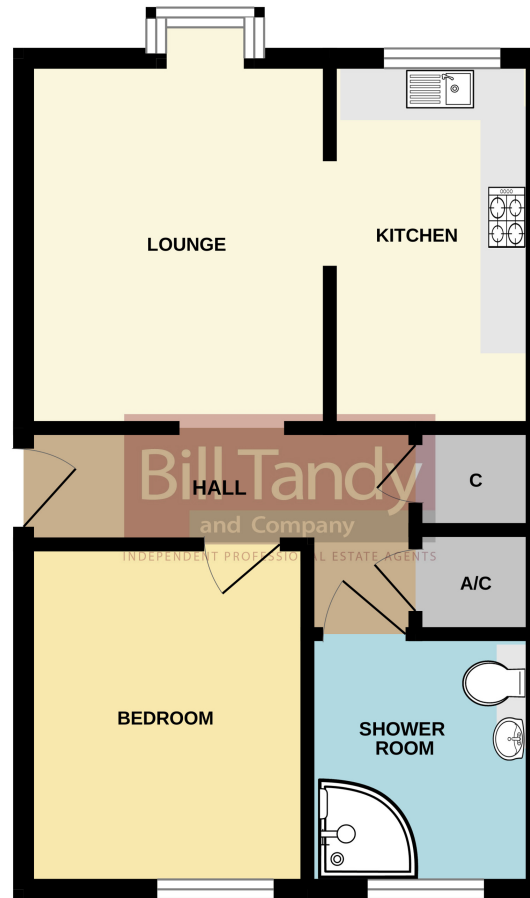
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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.

FIRST 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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