



39 Thacker Drive, Lichfield, Staffordshire, WS13 6NS

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£275,000

Situated on the prestigious Cathedral Walk running from Waitrose down to the centre of Lichfield, this immaculately presented two bedroom luxury second floor apartment provides unrivalled internal space and is fitted out to the highest of standards. Benefiting from a large living room with Juliette balcony and archway through to open plan dining kitchen with integrated appliances, there are two full bedrooms suites both with dressing rooms and luxury suites. Of additional note is a single garage and parking space. Early viewings are encouraged to avoid disappointment.



COMMUNAL HALL

the front entrance door opens to the communal hall and landing spaces providing access to only three apartments, and this penthouse apartment is arranged on the top floor to comprise:

PRIVATE ENTRANCE DOOR

approached by a private entrance door from the communal hall and having LVT floor, radiator, useful store/cloak cupboard and doors lead off to:

LOUNGE

4.61m x 4.14m (15' 1" x 13' 7") having double glazed double doors to a Juliette balcony with wrought-iron railings providing views of Cathedral Walk, double glazed window to rear, radiator and LVT floor.

DINING KITCHEN

4.12m x 2.70m (13' 6" x 8' 10") having tiled floor, radiator, double glazed window to rear, a range of contemporary units comprising base cupboards and drawers surmounted by work tops, wall mounted cupboards, tiled surround and under-unit lighting, inset one and a half bowl sink with mixer tap, inset Neff double oven with five ring gas hob and extractor fan and integrated appliances include fridge/freezer, washing machine and dishwasher.

BEDROOM ONE

3.57m x 3.51m (11' 9" x 11' 6") this generously sized main bedroom has double glazed window to rear, radiator and access to a:

DRESSING ROOM

3.56m max into wardrobes x 1.31m (11' 8" max into wardrobes x 4' 4") having built-in double wardrobes and door to:



RE-FITTED EN SUITE BATHROOM

3.53m x 1.57m (11' 7" x 5' 2") having an obscure double glazed window to front, designer radiator, suite comprising contemporary wall mounted vanity unit with wash hand basin above, low flush W.C., and twin ended free-standing Porcelanosa bath with free-standing mixer tap incorporating a shower head attachment, shower cubicle with twin headed shower appliance over, tiled floor and tiling to walls.

BEDROOM TWO

5.31m x 2.89m (17' 5" x 9' 6") having double glazed window to front, radiator and door to a walk-in wardrobe with hanging rails and storage shelving above. Door to:

DRESSING ROOM

1.93m x 1.90m (6' 4" x 6' 3")

RE-FITTED EN SUITE SHOWER ROOM

2.04m x 1.89m (6' 8" x 6' 2") having an obscure double glazed window to front, suite comprising designer wash hand basin with waterfall tap and tiling surround, low flush W.C. and shower cubicle with glass screen with shower appliance over and tiling surround, tiled floor and chrome towel rail.



OUTSIDE

There are communal gardens surrounding the property, and the apartment enjoys an allocated parking space and a garage located in a separate block. We understand there is a double doored storage cupboard beneath the access archway located second on the left approaching the Cathedral Walk.

LEASE TERMS

Our client advises us that the property is Leasehold with a remaining term of 986 years. We understand a Service Charge is payable for the maintenance of communal areas and covering buildings insurance currently in the region of £818.65 per half year, and there is a Ground Rent of £150 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.

COUNCIL TAX

Band C.



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



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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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3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



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