

Bill Tandy
and Company

24 Smith Close, Lichfield, Staffordshire, WS14 9GE

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£210,000

Bill Tandy and Company are delighted to offer for sale this recently built first floor apartment built by Persimmon Homes located on the sought after south side of the cathedral city of Lichfield. This recently built apartment is located on the St John's Grange development and situated on the cul de sac of Smith Close. This first floor apartment enjoys many modern features and for this reason would be an ideal investment or first time purchase. The apartment, which we strongly urge is viewed internally to be fully appreciated, comprises reception hall, generously sized open plan lounge/dining room/kitchen, two bedrooms one having an en suite shower room and family bathroom. Outside are communal grounds and the apartment has one allocated parking space, with additional visitors spaces.



COMMUNAL HALL AND LANDINGS

the main access door is located to the rear opening to the communal hall with stairs to first floor landing where a private entrance door opens to the apartment.

RECEPTION HALL

having intercom entry/phone system, double glazed window to rear, radiator, store cupboard, loft access and doors open to:

LOUNGE/DINING ROOM/KITCHEN

this generously sized open plan has a Juliette balcony to the front with wrought-iron railings and approached via double French doors, double glazed window to rear, radiators and ceiling light points. The Kitchen Area has a range of modern base cupboards and drawers surmounted by round edge work tops, matching upstand splashback, wall mounted cupboards, inset one and a half bowl sink unit, Electrolux double oven and grill with four ring electric hob, stainless steel splashback and extractor fan above, integrated fridge, freezer and washer/dryer and Ideal Logic boiler.

BEDROOM ONE

3.56m max x 3.25m (11' 8" max x 10' 8") having double glazed window to front, radiator and door to:

EN SUITE SHOWER ROOM

1.68m x 1.52m (5' 6" x 5' 0") having radiator, modern white suite comprising pedestal wash hand basin with full ceiling height tiling, low flush W.C. and shower enclosure with twin headed shower appliance over and extractor fan.

BEDROOM TWO

3.36m x 2.40m (11' 0" x 7' 10") having double glazed window to front and radiator.



BATHROOM

having obscure double glazed window to rear, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bath and shower enclosure with Mira shower appliance over and extractor fan.

OUTSIDE

The apartment has one allocated parking space and there are four additional visitor spaces. One of the distinct features of the apartment building are its superb communal grounds with lawned areas, mature shrubs and trees for screening and pathways to the communal entrance.

COUNCIL TAX

Band B.

LEASE DETAILS/SERVICE FEES

We understand from the vendors that the apartment is Leasehold and there is a Service Charge and Ground Rent for the complex in the sum of £95.00 per month. The apartment has the benefit of a 999 year lease commencing 1 January 2020. 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	83	83
(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

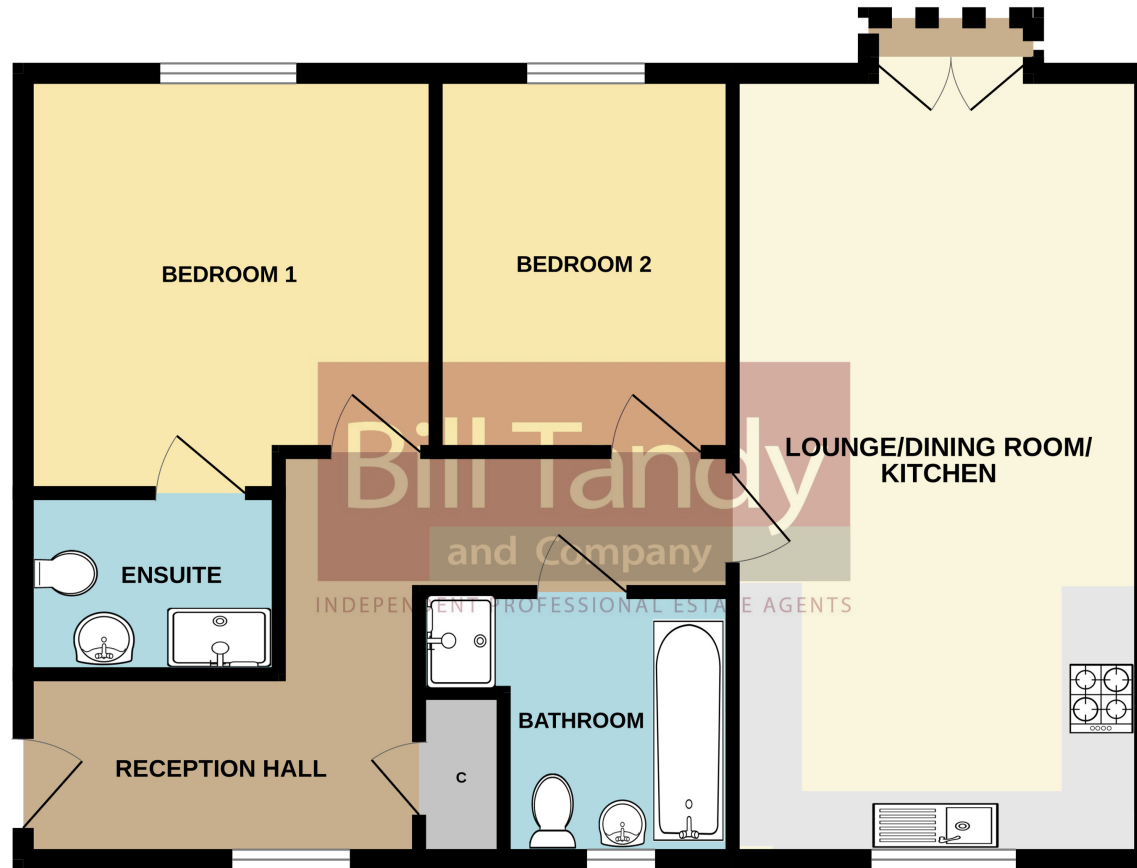
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



24 SMITH CLOSE, LICHFIELD, WS14 9GE

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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