



DRAFT

16, Homelodge House, Castle Dyke, Lichfield,  
Staffordshire, WS13 6XD

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 16, Homelodge House, Castle Dyke, Lichfield, Staffordshire, WS13 6XD

# £105,000

Bill Tandy and Company are delighted in offering for sale this superbly updated and modernised first floor retirement apartment well located in Lichfield cathedral city centre with a range of facilities within walking distance of the property. The apartment is located in the sought after retirement complex of Homelodge House providing a superb location in a prime position opposite the Garrick Theatre with the city shopping centre within walking distance. Homelodge House enjoys a range of communal facilities including residents lounge, well equipped laundry room and communal gardens. There is a secure entry system to front and residents parking. The apartment itself, which we strongly urge is viewed internally to be fully appreciated, is offered with no upward chain and has reception hall with storage cupboard, generous sized lounge/dining room, updated and modern kitchen, updated modern shower room and a generously sized main bedroom with fitted furniture. The property is available with the benefit of no upward chain and vacant possession and an early viewing is strongly recommended.



### COMMUNAL AREAS

Homelodge has entrances from both front and rear and opening to a main communal reception hall with office for Scheme Manager. The complex enjoys garden to rear and there is a residents lounge and kitchen area and a well equipped laundry. There are stairs and lifts leading to all floors, and apartment 16 is located on the first floor.

### RECEPTION HALL

approached via its own private entrance door and having useful storage cupboard housing hot water tank and shelving and doors leading off to:

### LOUNGE/DINING ROOM

5.29m x 3.24m (17' 4" x 10' 8") having double glazed window to side, feature focal point marble style fireplace with marble style hearth and inset with mantel above housing a flame effect electric fire. Archway leads to:

### UPDATED KITCHEN

2.22m x 1.62m (7' 3" x 5' 4") superbly modernised to a contemporary style and having a range of high gloss handleless base cupboards and drawers with round edge work tops above, tiled surround, wall mounted storage cupboards, inset sink with drainer, built-in Neff oven and Neff microwave, Bosch four ring electric hob with extractor fan above and integrated fridge with freezer compartment.

### BEDROOM

4.24m plus built-in wardrobe x 2.63m (13' 11" plus built-in wardrobe x 8' 8") a generously sized double bedroom having double glazed window to side, electric heater, superb range of bedroom furniture comprising bedside cabinets, double wardrobes with over-bed storage cupboards and further built-in wardrobe space.



### UPDATED SHOWER ROOM

updated to a contemporary standard and having a chrome heated towel rail, full ceiling height tiling surround, modern suite comprises vanity unit with storage below and inset wash hand basin above, low flush W.C. and double shower cubicle with tiled surround and Triton shower appliance.

### COUNCIL TAX

Band B.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## VIEWING

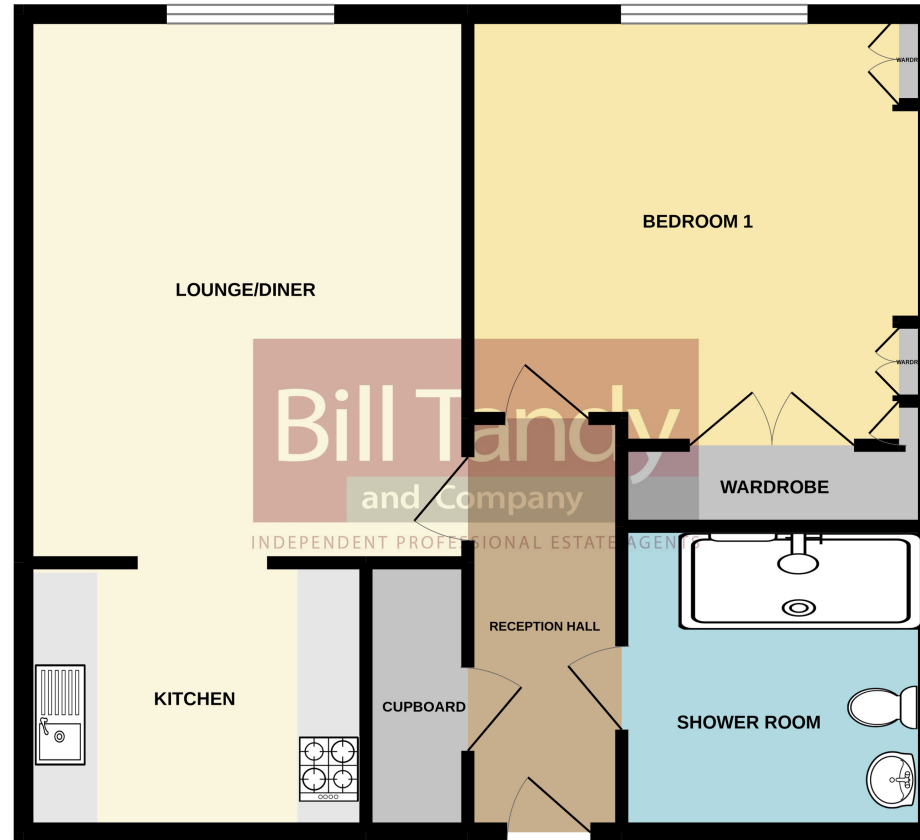
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

## 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.

# 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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