

Bill Tandy

and Company

107 Beacon Street, Lichfield, Staffordshire, WS13 7BG

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



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Staffordshire, WS13 7BG**

## **£140,000 Offers Over**

Bill Tandy Lichfield are delighted in offering for sale this ground floor apartment located within easy walking distance of the City centre of Lichfield. The property would be an ideal investment property or first time purchase and for this reason we strongly recommend early viewings for the property to be fully appreciated. The apartment comprises a hall, lounge, modern kitchen, walk in wardrobe/store, two bedrooms and fitted bathroom. The property further benefits from no upward chain.



### **COMMUNAL ENTRANCE**

approached via a communal front door leading to the private entrance door of number 107.

### **ENTRANCE HALLWAY**

approached via a UPVC double glazed door and having laminate flooring, radiator, ceiling light point and built-in storage cupboard with radiator. Door to a LARGE WALK-IN WARDROBE/STORE with laminate flooring, hanging rails and ceiling light point. Doors lead off to:

### **LOUNGE**

3.43m x 2.91m (11' 3" x 9' 7") having UPVC double glazed window to front, radiator, ceiling light point.

### **KITCHEN**

2.78m x 2.60m (9' 1" x 8' 6") having a range of modern wall and base units, complementary work surfaces, tiled splashbacks, inset electric oven and hob with splashback and extractor above, inset stainless steel single bowl sink unit with mixer tap, UPVC double glazed window to rear, Worcester combination boiler, space for washing machine and space for fridge/freezer.

### **BEDROOM 1**

3.59m x 3.34m (11' 9" x 10' 11") having UPVC double glazed window to rear, radiator, laminate flooring and ceiling light point.

### **BEDROOM TWO**

2.90m x 2.19m (9' 6" x 7' 2") having UPVC double glazed window to front, ceiling light point and radiator.

### **BATHROOM**

having a white suite comprising panelled bath with telephonic shower tap attachment, vanity unit with inset wash hand basin and low flush W.C., radiator, tiling to wet areas, laminate flooring and frosted UPVC double glazed window to front.



### **COUNCIL TAX**

Band B.

### **LEASE TERMS/CHARGES**

We understand the property is Leasehold on a 125 year lease from 8 April 2002 and is subject to a Ground Rent of £20.00 per annum and an annual Service Charge currently of approximately £25 per month. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### **FURTHER INFORMATION**

Mains drainage, water, electricity and gas connected with gas heating. Please note the property has no parking. For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>



## 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 prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

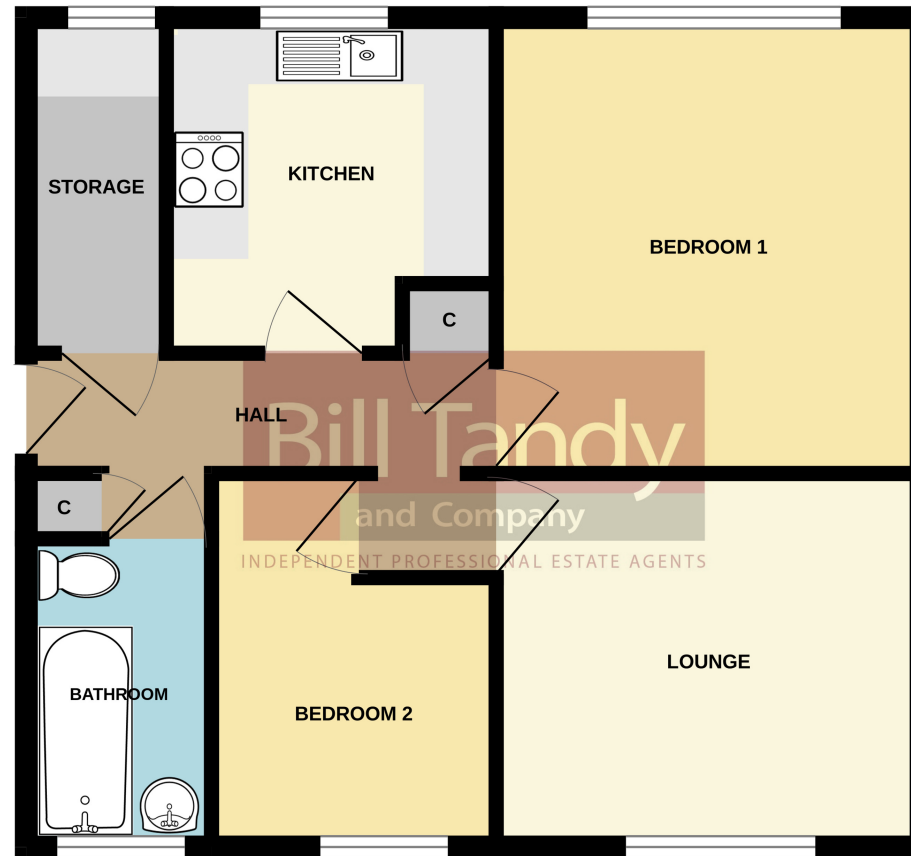
## VIEWING

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.



## GROUND FLOOR



107 BEACON STREET, LICHFIELD WS13 7BG

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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[www.billtandy.co.uk](http://www.billtandy.co.uk)



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