



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

Bill

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



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

£115,000

Bill Tandy are delighted in offering for sale this superbly improved and modernised first floor retirement apartment located within one of the best positions in this desirable retirement complex. Offering an excellent opportunity in a prime position opposite the Garrick Theatre and with the city shopping centre just a few minutes walk away. There is a pleasant south facing aspect from the living room and there are Manager controlled amenities which include a residents lounge, well equipped laundry and rear car park for visitors or residents and its own communal garden space. Each flat has a pullcord system for summoning assistance and the apartment has upgraded German Electric heaters with individually programmable controls , UPVC double glazing and is available with immediate possession. Marketed for the over 55's, the property comprises a hall, good size lounge/dining room, tastefully improved kitchen and shower room and double bedroom with fitted wardrobes. No upward chain and viewings are highly recommended.



## RECEPTION HALL

with electric heater, loft access hatch, coving and door to:

## LOUNGE/DINING ROOM

18' 4" x 10' 9" (5.59m x 3.28m) with electric heater, window to front, coving, feature electric fire, storage cupboard and archway to:

## RE-FITTED KITCHEN

7' 2" x 5' 2" (2.18m x 1.57m) Superbly refitted and updated with cream shaker style units comprises base and wall mounted cupboards, preparation work tops with inset sink, tiled splashbacks, inset over and grill, electric hob with extractor above, integrated fridge and window to front.

## BEDROOM

13' 9" x 8' 6" (4.19m x 2.59m) with electric heater, built-in wardrobes, window overlooking the courtyard and coving.

## RE-FITTED BATHROOM

6' 6" x 5' 2" (1.98m x 1.57m) having W.C., vanity unit wash hand basin and storage, shower cubicle with shower over, wall panelling and wall mounted electric heater.

## COMMUNAL FACILITIES

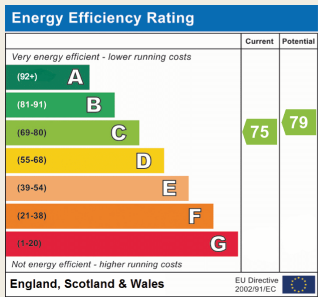
Homelodge House offers a superb residents lounge with kitchen area, laundry, outdoor garden and residents and visitor parking to the rear on a first come first serve basis. The complex offers a on site manager for peace of mind with additional pull cords.



## LEASE TERM/CHARGES

Our client advises us that the property is Leasehold and the vendor informs us that the Service Charge of £2921 per annum commencing from 1st September 2025 , and there is an annual Ground Rent of £468. 125 year lease commencing September 1985. Should you proceed with the purchase of the property these details must be verified by your solicitor before legal commitment.

## COUNCIL TAX BAND B



## TENURE

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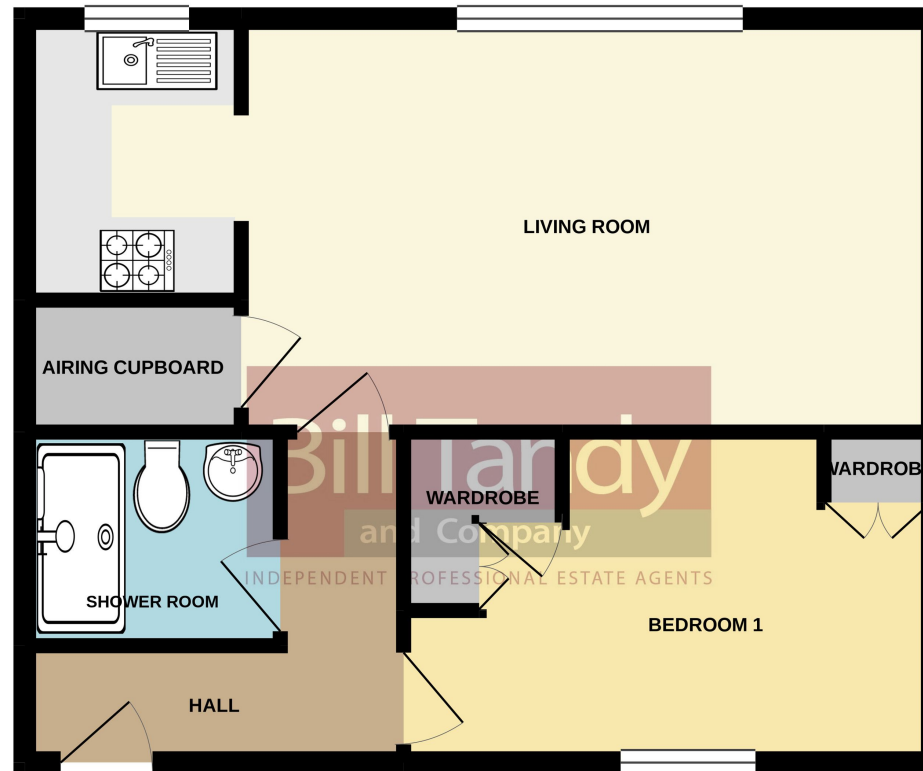


## VIEWING

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](mailto: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  
459 sq.ft. (42.7 sq.m.) approx.



26 HOMELODGE HOUSE, LICHFIELD WS13 6XD

TOTAL FLOOR AREA: 459 sq.ft. (42.7 sq.m.) approx.

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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