



36 Thacker Drive, Lichfield, Staffordshire, WS13 6NS

Bill Tandy
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**36 Thacker Drive, Lichfield,
Staffordshire, WS13 6NS**

£220,000

Offers in the region of

Bill Tandy and Company are delighted to present this attractive two bedroom top floor apartment, set within a sought-after development overlooking the prestigious Cathedral Walk. Ideally positioned less than a mile from Lichfield City Train Station, the property offers convenient access to the city's excellent selection of restaurants, bars and amenities. The nearby A38, M6 Toll and A5 provide superb links to the Midlands motorway network and major business centres, making this an excellent choice for commuters. The apartment enjoys an elevated outlook with impressive views and is offered for sale with no upward chain, providing a straightforward and appealing purchase opportunity. The accommodation includes an entrance hall leading to an inner hallway with useful storage, a superbly proportioned open plan lounge, kitchen and dining area featuring a Juliette balcony, two well presented bedrooms and a modern family bathroom. Externally, the property benefits from an allocated parking space within the development. Early viewing is strongly recommended to appreciate the setting, space and convenience this apartment has to offer.



COMMUNAL HALL AND LANDINGS

approached by a communal front entrance door with intercom system and having stairs rising to the first and second floors. A private entrance door opens apartment 36.

PRIVATE ENTRANCE VESTIBULE

ideal for storage of coats and shoes and having an internal door opening to:

RECEPTION HALL

having intercom system, loft access, useful store cupboard and doors opening to:

OPEN PLAN LOUNGE/DINER/KITCHEN

8.54m x 3.70m max (2.79m min) (28' 0" x 12' 2" max 9'2" min) having a superb range of double glazed windows providing stunning views to side and rear overlooking the tree-lined Cathedral Walk, two radiators and French doors open to a Juliette balcony. The Kitchen Area has a range of fitted units comprising base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards, inset stainless steel one and a half bowl sink, inset Zanussi oven, Smeg four ring gas hob and Smeg extractor fan above, integrated fridge/freezer and washing machine and concealed space housing the Ideal boiler.

BEDROOM ONE

4.50m max (2.70m min) x 3.17m max (14' 9" max 8'10" min x 10' 5" max) having double glazed Juliette balcony to rear, radiator and built-in double wardrobe.

BEDROOM TWO

3.64m max x 2.50m (11' 11" max x 8' 2") having double glazed window to rear and radiator.



BATHROOM

2.11m x 1.73m (6' 11" x 5' 8") having radiator and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower over.

OUTSIDE

The property has an allocated parking space.

COUNCIL TAX

Band B.

LEASE TERMS

We understand the property enjoys a 999 year lease commencing from 1 July 2004, and is subject to a Service charge of £2,738.10 per annum and a Ground Rent of £150 per annum. Details should be checked and verified before legal commitment of the property.

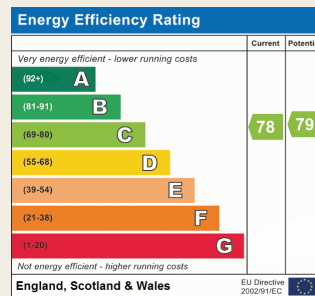
FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.



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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



TENURE

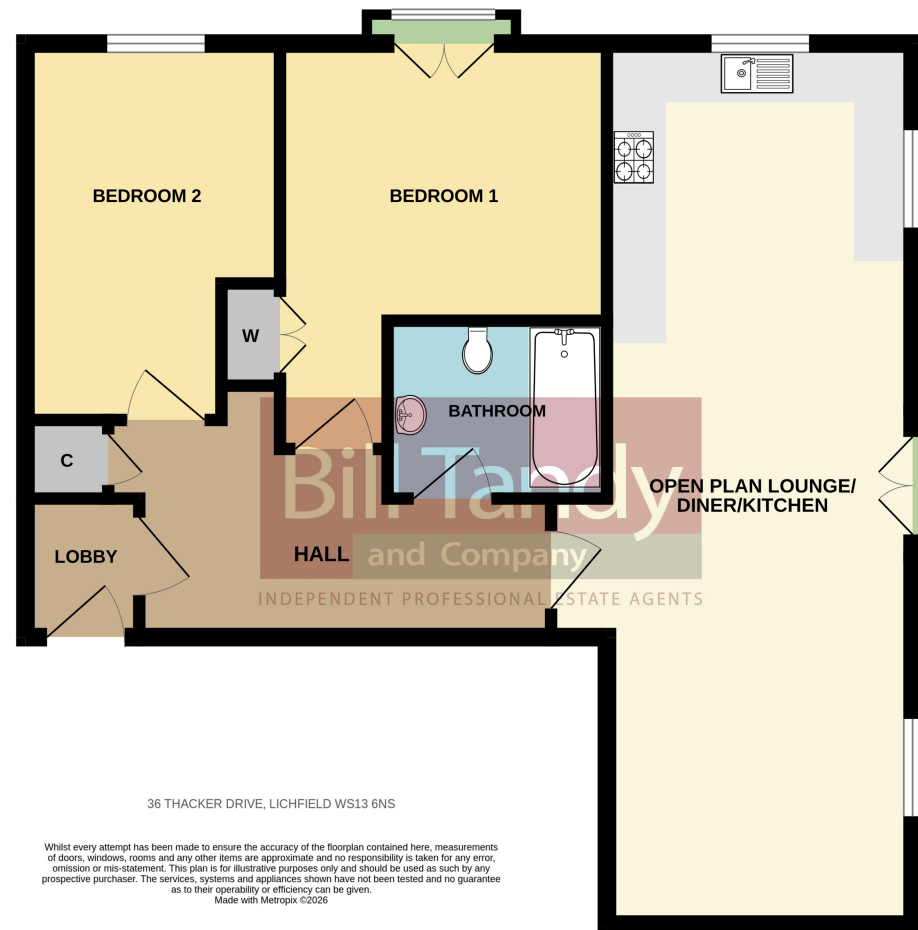
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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.

SECOND FLOOR



3 Bore Street, WS13 6LJ
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www.billtandy.co.uk



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