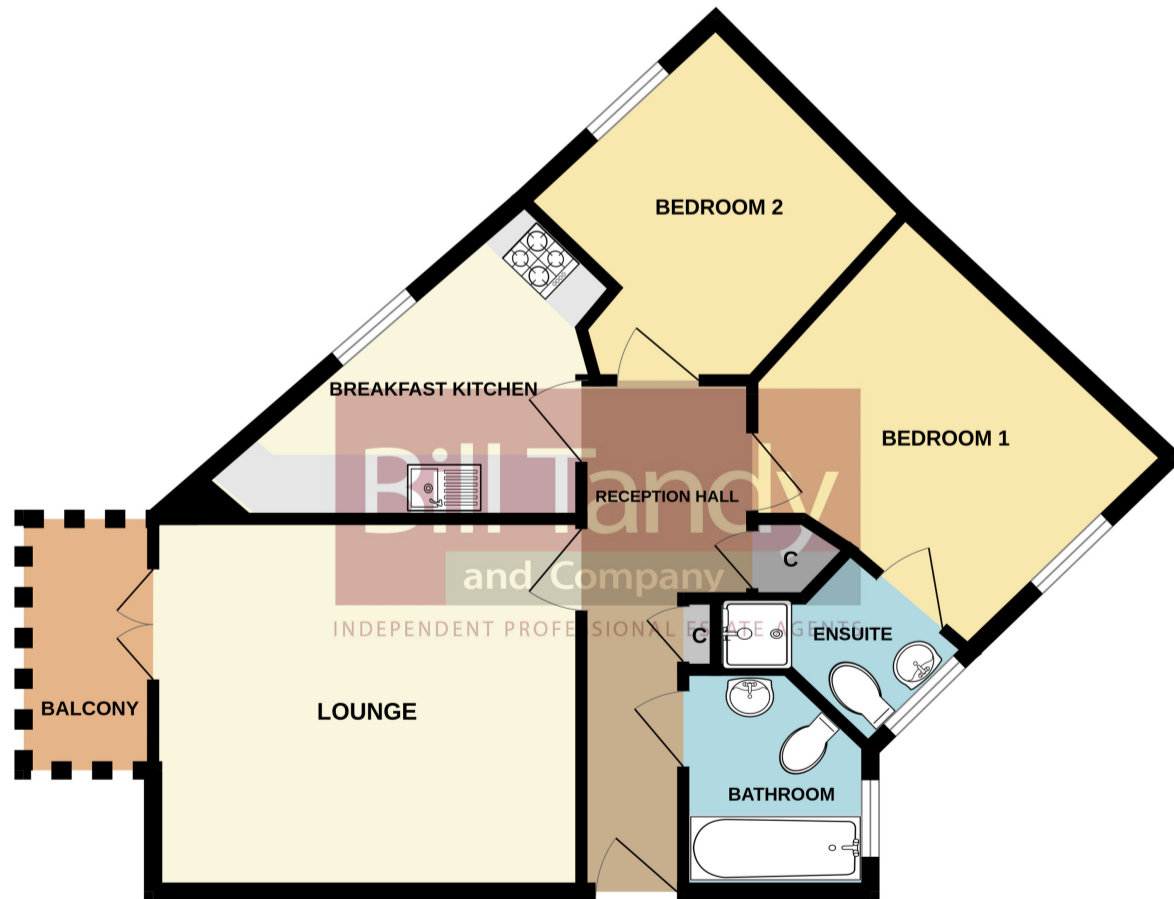




SECOND FLOOR



31, ELVIRA HOUSE, STRAWBERRY LANE, LICHFIELD, WS14 9GR

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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31 Elvira House Strawberry Lane, Lichfield, Staffordshire, WS14 9GR

£199,950 Leasehold

Bill Tandy and company are delighted in offering for sale Elvira House, a small complex of modern contemporary apartments built by Redrow Homes, being located on Strawberry Lane superbly located within walking distance of the cathedral city centre of Lichfield. The apartment is well located to access the nearby amenities in the city centre with bars, shops, restaurants, Garrick Theatre and superb commuter links with the nearby bus and train stations. Located on a cul-de-sac position and located off Cherry Orchard this modern apartment needs to be viewed to be full appreciated and enjoys feature Cathedral views and with the benefit of its on Balcony Garden. The property comprises communal entrance giving access to the second floor landing with private entrance door to the apartment which has reception hall with two store cupboards, lounge with French doors to balcony, modern fitted kitchen and bathroom and two bedrooms, one having en suite shower room. There is an allocated parking space to the rear.



COMMUNAL HALL AND LANDING

With a intercom system opening the main communal door and stairs to the first and second floor accommodation. Private entrance door opens to

RECEPTION HALL

approached via its own private front entrance door and having intercom system for the communal entrance door, radiator, laminate flooring, two useful store cupboards and doors open to:

LOUNGE

4.19m x 3.74m (13' 9" x 12' 3") with feature laminated floor, radiator and double glazed French doors which open to:

BALCONY GARDEN

Offering stunning views of the Cathedral and the development play park and provides a useful outdoor garden space with decking and railings surround.

BREAKFAST KITCHEN

3.86m max x 3.69m max (12' 8" x 12' 1") having a full height double glazed window to front with feature views , radiator, ceiling spotlighting, contemporary high gloss base cupboards and drawers surmounted by round edge work tops, wall mounted storage cupboards, inset one and a half bowl sink, inset Indesit oven with four ring gas hob, extractor fan above, tiled splashbacks integrated appliances including fridge/freezer and washing machine and there is concealed space housing the boiler.

BEDROOM 1

4.07m x 3.3m (13' 4" x 10' 10") With feature laminated floor, radiator and double glazed rear window. Door opens to



EN-SUITE SHOWER ROOM

having an obscure double glazed window to side, radiator, modern white suite comprising wall mounted wash hand basin, low flush W.C. and shower cubicle with recently updated tiling with shower appliance over.

BEDROOM 2

3.86m x 3.69m (12' 8" x 12' 1") Double glazed window to side, feature laminated floor and radiator.

FAMILY BATHROOM

1.66m x 1.88m (5' 5" x 6' 2") having an obscure double glazed window to side, chrome heated towel rail and suite comprising a modern gloss vanity unit with wash hand basin above, low flush W.C. and bath with recently updated tiled surround complimented with shower over.

OUTSIDE

To the rear of the complex is a car parking area with an allocated space for apartment 31. The development enjoys a further children's play park located to the front of the complex.

COUNCIL TAX BAND B



LEASE DETAILS

Our client advises us that the property is Leasehold with a 125 year lease from May 2007, and is subject to a Ground Rent of £150.00 per half year and a Service Charge of approximately £130 per month. 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		
(69-80)	C	79	79
(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.

