

31 ANDREWS HOUSE, LOWER SANDFORD STREET, LICHFIELD WS13 6QY  
TOTAL APPROX. FLOOR AREA 604 SQ.FT. (56.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Andrews House, Lower Sandford Street, Lichfield, Staffordshire, WS13 6QY

### £150,000 Leasehold

Situated in a popular retirement development, this fourth floor apartment has well planned accommodation with views across Lichfield. Close to the facilities of Lichfield city centre and Beacon Park, the apartment has a hall, lounge, kitchen, two bedrooms and a bathroom. Andrews House boasts superb facilities for the over 60's including comfortable residents lounge, laundry, hair-dressing facilities and on-site Scheme Manager. An emergency alarm pull cord system is monitored 24 hours a day. A secure entry'phone system leads to the communal reception hall with lift rising to the fourth floor and private entrance door opening to this apartment.



#### COMMUNAL ENTRANCE

approached via a secure entrance door and giving access to the residents lounge and launderette. Two lifts and staircases give access to all floors.

#### PRIVATE ENTRANCE HALL

having entry telephone intercom system, emergency pull cord and electric night storage heater.

#### LOUNGE AND DINING ROOM

17' 5" x 9' 11" (5.31m x 3.02m) having electric night storage heater, window to front, two ceiling light points and coving to ceiling.

#### KITCHEN

12' 6" x 6' 11" (3.81m x 2.11m) having a range of base storage cupboards and drawers, matching wall cupboards and pull-out corner units, roll edge work surfaces, built-in electric oven and four ring hob and extractor hood, metro-style tiled splashbacks, stainless steel single drainer sink unit with mono-bloc mixer tap, space for fridge and freezer, wall mounted electric heater, ceiling light point, emergency pull cord, window to side, cupboard housing hot water cylinder and slatted linen shelving and further shelved storage cupboard.

#### BEDROOM ONE

14' 2" x 9' 6" (4.32m x 2.90m) having window to front, electric storage heater, coving emergency pull cord.

#### BEDROOM TWO

12' 2" x 9' (3.71m x 2.74m) having window to front, electric storage heater and coving.

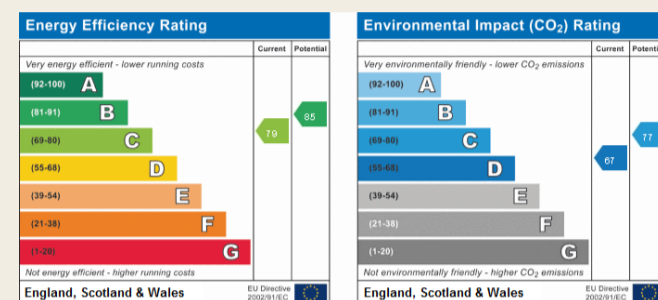
#### REFITTED BATHROOM

having a white suite comprising a panelled bath with Triton electric shower fitted over, a vanity unit housing the WC suite and a wash-hand basin with useful cupboard space, tiled splashbacks, vinyl floor covering, wall-mounted electric heater.



#### OUTSIDE

There are attractive landscaped communal gardens with various seating areas together with ample resident and visitor parking via a security barrier.



#### TENURE

Our client advises that the property is Leasehold on a 99-year lease from 27 November 1987. A Service Charge is levied in respect of the communal facilities and amenities and we understand for 2023/24 is approximately £275.00 per month. The on-site Scheme Manager can verify these details. Should you proceed with purchasing the property, your solicitor must verify these details

**AGENTS NOTE:** The property is managed by Midland Heart and is subject to a potential purchaser meeting the criteria for residency at this scheme (e.g. they must be over 60 years of age or 55 plus and in receipt of disability allowance subject to approval by the Scheme Manager). Please note there are legal fees to be paid by the purchaser for the grant of a new Lease and these are currently £tbc plus VAT plus a document fee of £tbc plus VAT.



#### 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.

