



Flat 10 Sarah Siddons House, Wade Street, Lichfield,
Staffordshire, WS13 6HL

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

Flat 10 Sarah Siddons House, Wade Street, Lichfield, Staffordshire, WS13 6HL

£105,000

This significantly larger than average first floor retirement apartment for the over 55's enjoys a lovely central setting in Sarah Siddons House. Perfect for accessing amenities offered by Lichfield cathedral city centre, the apartment has a very generous layout with both the lounge and the kitchen being almost double the typical size of apartments in Sarah Siddons House. With both kitchen and shower room having been re-fitted, and the apartment being available with vacant possession, this is a rare opportunity that should not be missed. Add to that the upgraded electric heating system with modern radiators and UPVC double glazing make this a very comfortable central retirement apartment. The development is perfectly designed for the older retired buyer with residents lounge forming the hub of the development with many optional activities organised throughout the year. Overseen by a Scheme Manager, the apartments always prove popular on the market. To fully appreciate this generously proportioned retirement apartment an early viewing would be encouraged.



ENTRANCE

From the first public landing which can be accessed via both a lift and stairs, a personal entrance door opens to the apartment.

PRIVATE RECEPTION HALL

having tiled flooring, telephone entry system and alarm button and large built-in store cupboard housing the Ariston hot water cistern and useful shelving.

GENEROUS LOUNGE/DINING ROOM

4.80m x 4.76m (15' 9" x 15' 7") the size of this room distinguishes it from the other apartments in Sarah Siddons House being almost double the size, having UPVC double glazed window to rear, electric thermostatically controlled radiator, coving and archway through to:

KITCHEN

3.92m x 1.65m (12' 10" x 5' 5") again similar to the lounge being typically double the size of most kitchens in Sarah Siddons House, and is well fitted with ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl stainless steel sink unit with mixer tap, built-in electric double oven and grill with four ring electric hob and extractor hood, space for fridge/freezer, corner carousel unit, tiled flooring and spotlights.

BEDROOM

3.76m x 2.61m (12' 4" x 8' 7") having double doored wardrobe with sliding door and additional fitted double doored wardrobe with mirrored doors with useful overhead storage cupboards, UPVC double glazed window to rear, electric thermostatically controlled radiator and coving.



SHOWER ROOM

re-fitted with a large walk-in shower cubicle with tiled surround and Triton electric shower fitment, traditional W.C. with high level cistern, pedestal wash hand basin, comprehensive ceramic floor and wall tiling, extractor fan, electric shaver/light unit and mirrored vanity cabinets.

OUTSIDE

The residents have the use of the rear communal garden space and the first come first serve residents parking spaces.

COUNCIL TAX

Band B.

LEASE TERMS

Our client advises us that the property is Leasehold subject to a Service Charge of £270 per month Should you proceed with the purchase of the property these details must be verified by your solicitor.

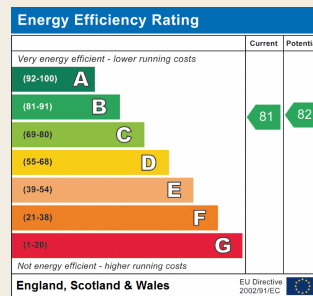


FURTHER INFORMATION/SUPPLIES

Mains drainage, water and electricity connected. Heating is electric. 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.



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.

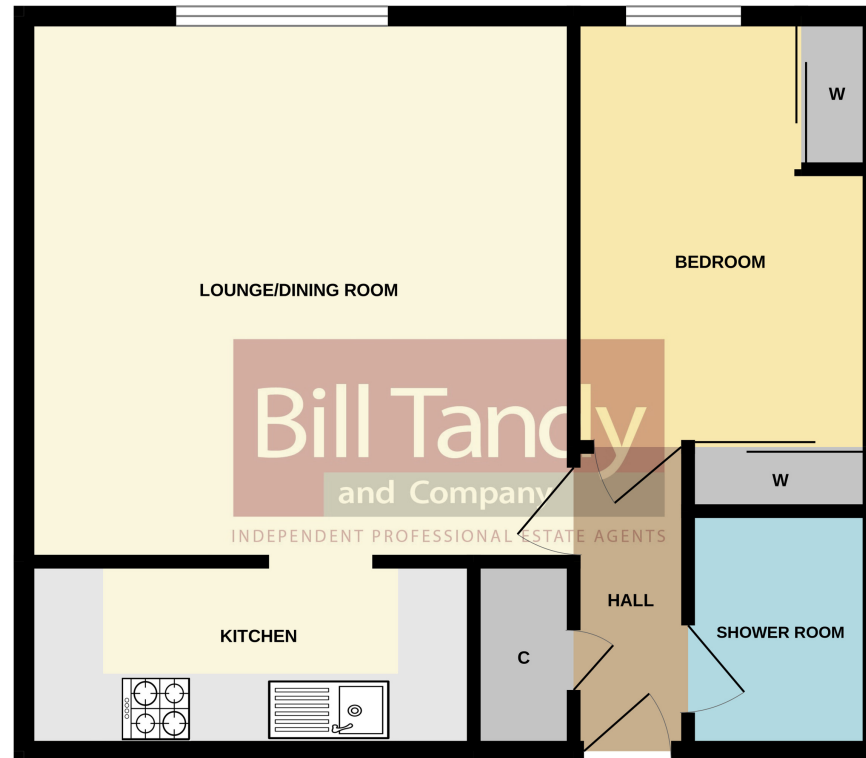


VIEWING

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.

FIRST FLOOR



10 SARAH SIDDONS HOUSE, WADE STREET, LICHFIELD WS13 6HL

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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