1 St John House, Victory Close, Lichfield, Staffordshire, WS14 9FN

Bill Tandy and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£189,950

Bill Tandy and Company are delighted to offer for sale this superbly presented and generously sized ground floor apartment located in St John's House on the sought after development built by George Wimpey located off Shortbutts Lane. One of the distinct features of the development is its close proximity to Lichfield city centre with a range of amenities found a short distance away, and is ideal for commuting with nearby bus and train access. The apartment itself, which we strongly urge is viewed internally for it to be fully appreciated, offers generously sized accommodation and is offered with the benefit of no upward chain, and comprises communal entrance hall, private entrance hall, superb sized lounge/dining room with three windows, modern kitchen, two good sized double bedrooms, en suite shower room and further shower room. Outside there are communal gardens with open lawned tree lined areas with walkways and parking area to the front.

COMMUNAL ENTRANCE HALLWAY

accessed from the parking area and having an entrance door with intercom system, door to rear leading out to the gardens and a private entrance door opens to:

RECEPTION HALL

having tiled flooring, radiator, intercom for communal entrance door and useful storage cupboard with slatted shelving.

LOUNGE/DINING ROOM

7.69m max x 3.86m max (25' 3" max x 12' 8" max) this superb sized lounge/dining room has three double glazed windows to side and two radiators.

KITCHEN

3.86m max x 2.95m max (12' 8" max x 9' 8" max) having double glazed window to side, radiator, tiled flooring, Ariston boiler, a range of modern units comprising base cupboards and drawers surmounted by round edge work tops, wall mounted storage cupboards with tiled surround, inset stainless steel sink with drainer, inset Zanussi oven, gas hob and extractor fan above and spaces for washing machine and fridge/freezer.

BEDROOM ONE

3.92m x 3.43m max (12' 10" x 11' 3" max) having double glazed window to side, radiator, useful fitted wardrobe with sliding mirrored doors and door to:

EN SUITE SHOWER ROOM

having tiled flooring, heated towel rail, and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with Mira Sprint shower appliance over and tiled surround.

BEDROOM TWO

2.96m x 2.58m (9' 9" x 8' 6") having double glazed window to side and radiator.

SHOWER ROOM

this updated shower room has a large heated towel rail, modern white suite comprising vanity unit with inset wash hand basin with mixer tap, low flush W.C. and double shower tray with glass shower screen and contemporary twin headed shower appliance over with tiled splashback surround, tiled flooring and linen cupboard with slatted shelving.

OUTSIDE

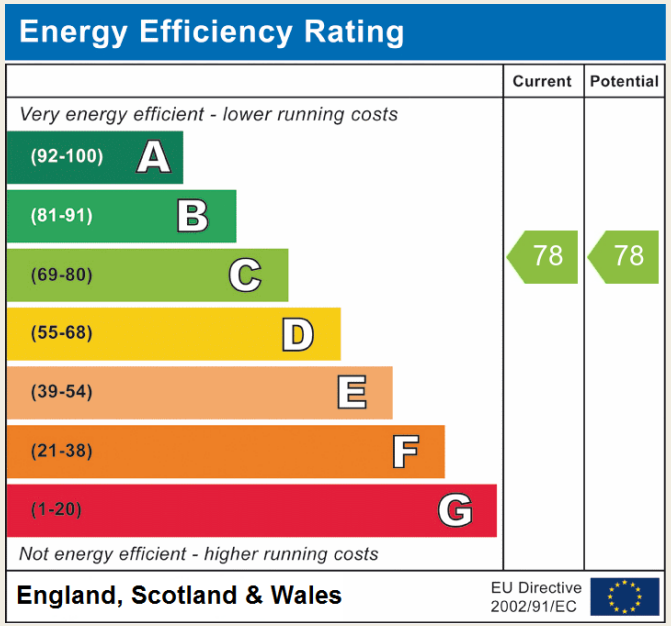
The property enjoys communal grounds having lawned areas and walkways surrounding the property to both front and rear. We understand the property has an allocated parking space to the front, and there are additional visitor spaces.

COUNCIL TAX

Band B.

LEASEHOLD TERMS

We understand the property enjoys a 150 year lease commencing January 2007 leaving 135 years remaining, with a Service Charge payable of £300.00 per annum and Ground Rent of £1,160.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.



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.

These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.

GROUND FLOOR

1 ST JOHNS HOUSE, VICTORY CLOSE, LICHFIELD WS14 9FS

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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NAEA National Association of Estate Agents
The Property Ombudsman SALES
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