

10 Homelodge House Castle Dyke, Lichfield,
Staffordshire, WS13 6XD

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

10 Homelodge House Castle Dyke, Lichfield, Staffordshire, WS13 6XD

£75,000

This first floor Warden controlled retirement apartment for the over 60's is located within the city centre of Lichfield within close proximity to a range of amenities including shops, bus and train station. The apartment benefits from having Economy 7 storage heating, entrance hall, lounge/dining room, re-fitted kitchen, double bedroom and bathroom. Communal facilities include a laundry room and residents lounge/function room. Off road parking for guests and guest flat available for nominal hire. No chain.



COMMUNAL ENTRANCE HALL

with a main entrance door, two staircases and a lift that leads to the first-floor accommodation.

PRIVATE RECEPTION HALL

having front entrance door, intercom system to communal entrance, door to airing cupboard with immersion heater and ideal for storage, coved ceiling and panelled bevelled glass door opens to:

LOUNGE/DINING ROOM

17' 4" x 10' 8" (5.28m x 3.25m) having a double glazed square bow window to rear with tiled sill, electric storage heater, coved ceiling and archway leads to:

FITTED KITCHEN

7' 3" x 5' 5" (2.21m x 1.65m) with base cupboards and drawers with gloss round edge worktops above, ceramic tiling surround, wall mounted units, inset stainless steel sink unit, Candy oven with four ring electric hob and extractor canopy hood above, space suitable for fridge freezer.

BEDROOM

14' x 8' 6" (4.27m x 2.59m)) having a panelled bevelled glass door from the reception hall, double glazed window to rear, electric storage heater and doors to useful wardrobe with hanging rail and shelving above.

BATHROOM

having a wall mounted electric towel rail, suite comprising vanity unit with inset sink, low flush w.c., Triton shower in double shower cubicle, a range of ceramic tiling surround.



COMMUNAL FACILITIES

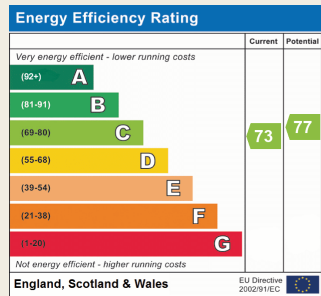
One of the particular features of Homelodge House is the range of communal facilities which includes a resident scheme manager. In addition there is also a laundry room, residents lounge/function room and limited communal off-road parking if required for residents. Homelodge House also benefits from having a guest flat available for a nominal hire, details of which are via the scheme manager.

COUNCIL TAX

Band B.

LEASE TERMS

We understand the property is Leasehold with a 125-year lease from 28th August 1985, and is subject to a Ground Rent (circa £525 tbc) and a Service Charge of £4090 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.



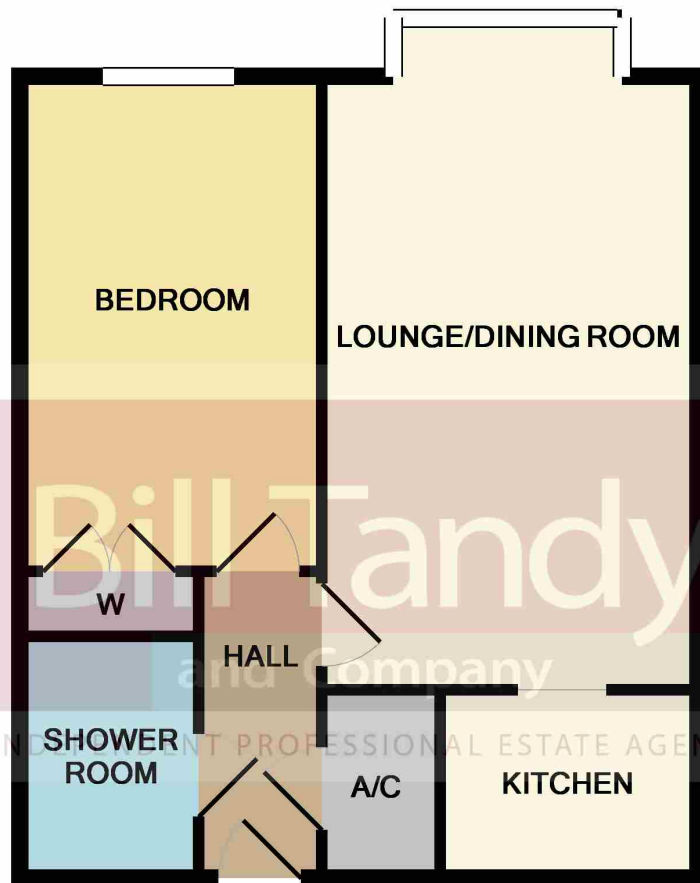
TENURE

We understand 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.



10 HOMELODGE HOUSE, CASTLE DYKE, LICHFIELD WS13 6XD
 TOTAL APPROX. FLOOR AREA 444 SQ.FT. (41.3 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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