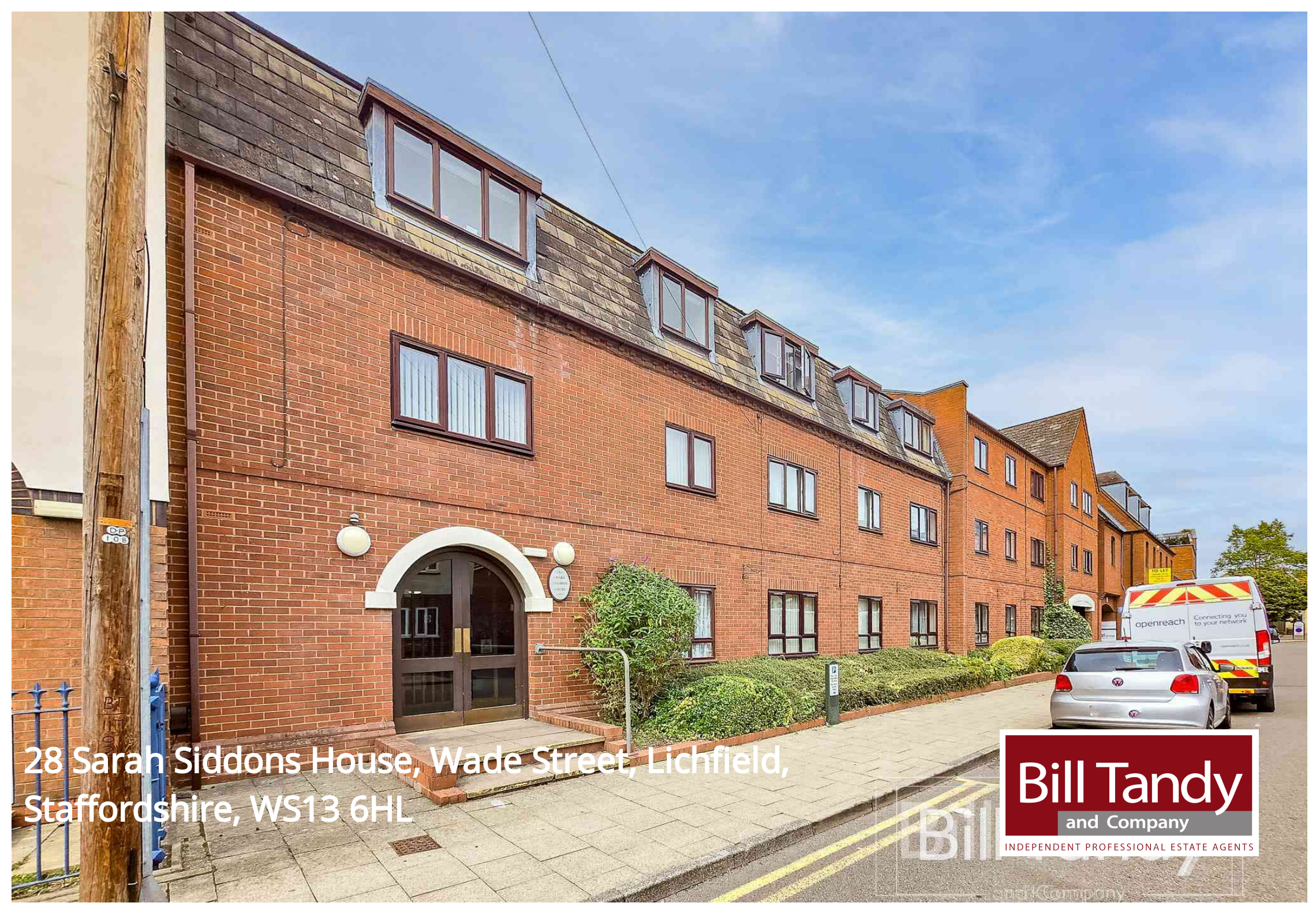




28 Sarah Siddons House, Wade Street, Lichfield,
Staffordshire, WS13 6HL

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**28 Sarah Siddons House, Wade
Street, Lichfield, Staffordshire, WS13
6HL**

£89,950

Situated in the very heart of Lichfield's cathedral city centre and very convenient for local shops and facilities, this purpose built retirement development is designed for age 55 and over. This second floor apartment is located on the front southerly aspect of the building with lots of natural light pouring through the front facing windows. The apartment is very well presented with attractive decor throughout, has a well fitted kitchen and the bedroom has the benefit of a range of fitted wardrobes. Available with immediate vacant possession, the property also benefits from electric heating and sealed unit double glazing. To fully appreciate the accommodation on offer an early viewing is encouraged.



MAIN ENTRANCE

having lifts and stairs rising to the second floor with personal front door opening to:

RECEPTION HALL

having contemporary Dimplex electric heater, large walk-in cupboard housing the Ariston water heater and linen shelving, light and power points.

LOUNGE

4.81m x 3.27m (15' 9" x 10' 9") a lovely bright room with a south facing sealed unit double glazed window to the front, electric convactor, coving, low energy downlighters and archway through to:

KITCHEN

2.30m x 1.60m (7' 7" x 5' 3") having pre-formed work surface space with base storage cupboards and drawers, wall mounted storage cupboards including glazed display cabinet and under-cupboard lighting, co-ordinated tiled splashbacks, built-in Bosch electric oven with two ring electric hob, space for microwave and space for fridge/freezer.

BEDROOM

4.60m x 2.64m (15' 1" x 8' 8") very well fitted with walk-in corner fitted wardrobe with matching dressing table and bedside table and chest of drawers, low energy downlighters, wall mounted T.V., sealed unit double glazed south facing window to front and coving.

SHOWER ROOM

having a corner quadrant shower cubicle with tiled surround and Triton T80 shower fitment, vanity unit housing the wash hand basin with mono bloc mixer tap and cupboard space beneath and wall mounted mirrored vanity cabinet, close coupled W.C., electric heated towel rail, fan heater, extractor fan and downlighters.



COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water and electricity connected. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

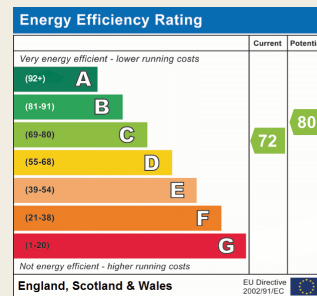
LEASE TERMS

We understand the property is Leasehold, with a 125 year lease dating from 25th March 1989. The Service Charge currently stands at £3,723.86 per annum.



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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate 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.

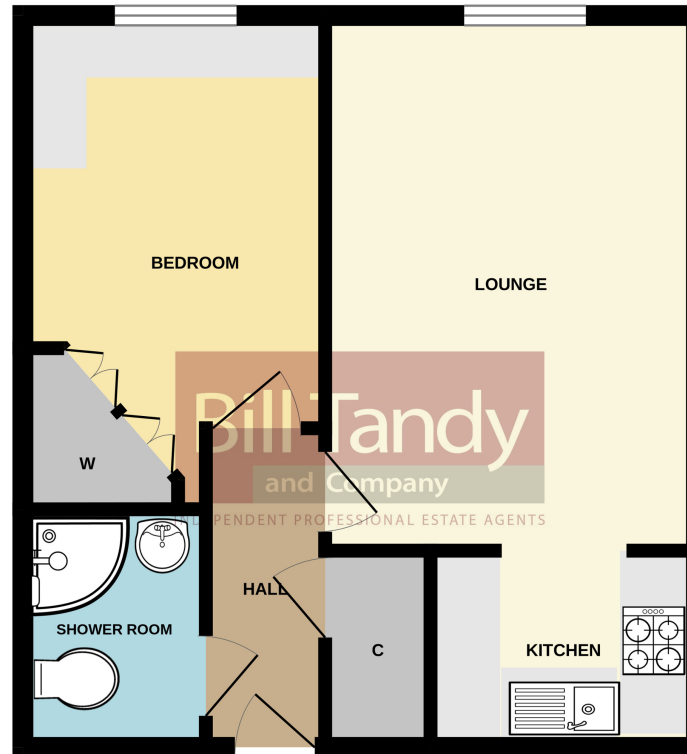


VIEWING

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.

SECOND FLOOR



28 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 floors, 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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