Flat 7 Sarah Siddons House Wade Street, Lichfield, Staffordshire, WS13 6HL

Bill Tandy and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Flat 7 Sarah Siddons House Wade Street, Lichfield, Staffordshire, WS13 6HL

£89,950

** UPDATED AND MODERN GROUND FLOOR RETIREMENT APARTMENT IN A SUPERB CITY CENTRE SETTING ** Designed for the retired buyer these very affordable retirement apartments enjoy a particularly convenient central location in the very heart of the cathedral city of Lichfield. With all the Lichfield facilities quite literally on your doorstep the property could be barely be better located. Situated on the ground floor the apartment is on the front of the building with a pleasant sunny front aspect, perfect for enjoying Lichfield's busy street scene. This well designed development is geared for older retired buyers with a residents lounge forming the hub of the development with many optional activities organised throughout the year. Overseen by a Scheme Manager and managed by R and R Property Management Company, the apartments always prove popular in the market. The property has been substantially modernised with modern decor, updated kitchen and wet room, for this reason we strongly recommend early viewings.

THE PROPERTY IS ARRANGED ON THE GROUND FLOOR

Communal entrance hall provides access to the front entrance door and opens to

ENTRANCE HALL

with front door access, door to useful store cupboard and doors open to

LOUNGE/DINING ROOM

3.35m x 5.14m (11' 0" x 16' 10") with double glazed front window and electric heater. Arch leads off to

UPDATED KITCHEN

2.37m x 1.85m (7' 9" x 6' 1") With a range of updated and modern units comprising base cupboards and drawers with additional wall mounted units, work surfaces with an inset 1 and half sink unit, inset over and microwave, inset electric hob, integrated fridge and space for a freestanding freezer.

BEDROOM 1

2.87m x 5.13m max (9' 5" x 16' 10"max) With a double glazed window to front, electric heater, door to cupboard and further double opening doors to wardrobe

UPDATED WET ROOM

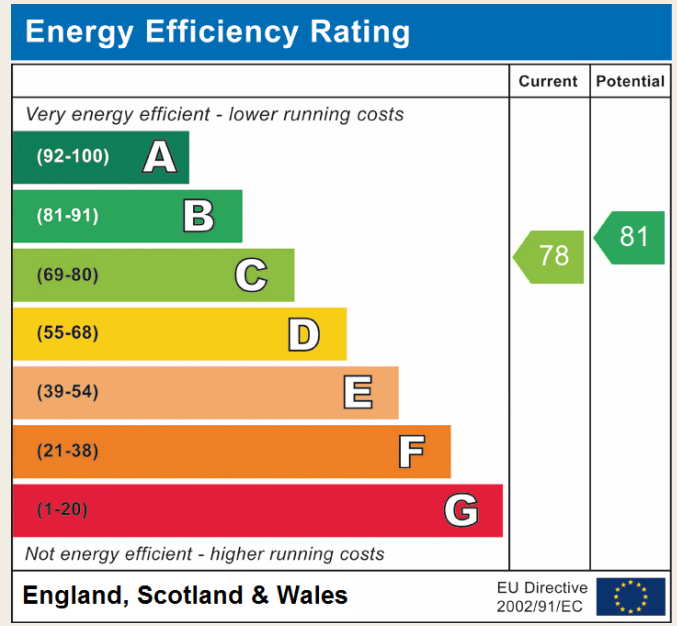
1.96m x 1.9m (6' 5" x 6' 3") Updated with a modern wash hand basin, low flush w.c., walk in shower with tiled surround.

COUNCIL TAX INFORMATION

We understand the council tax band to be B

LEASE AND SERVICE CHARGE INFORMATION

Our client advises us that the property is Leasehold with a Service Charge currently standing at £209.00 per calendar month. Should you proceed with the purchase of the property these details must be verified by your solicitor.



TENURE

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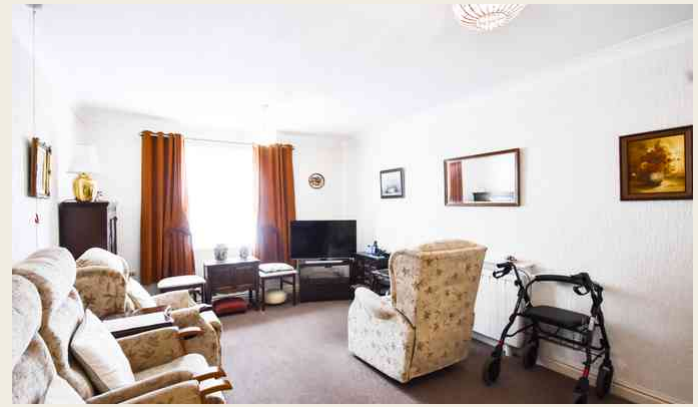


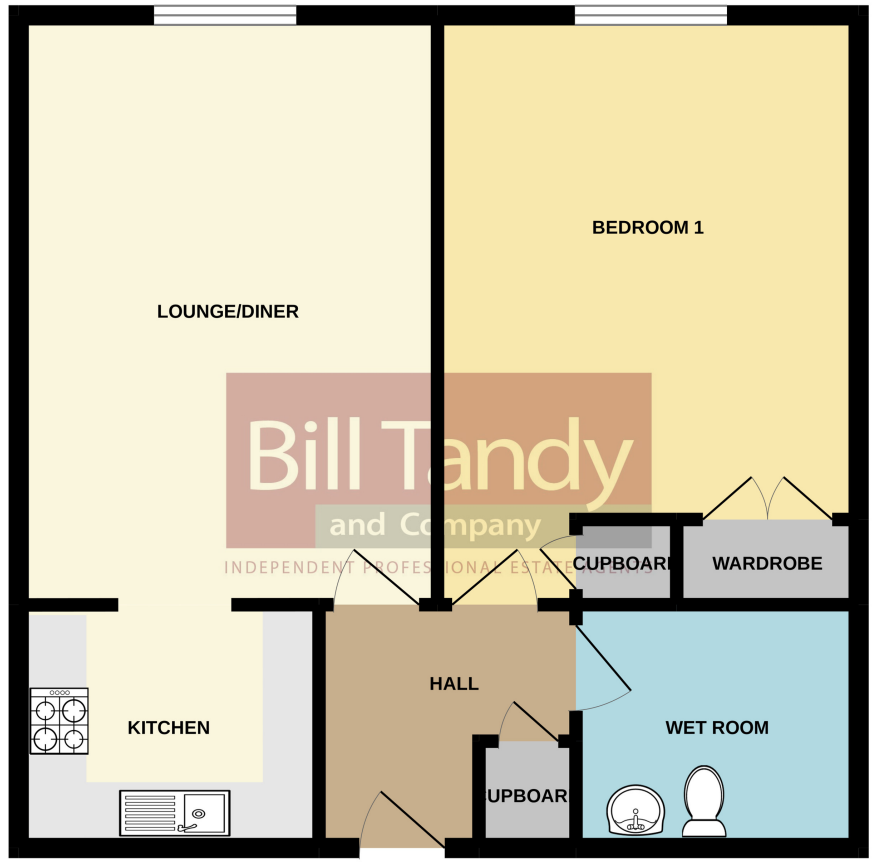
VIEWING

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



SARAH SIDDONS HOUSE, 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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3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk

NAEA National Association of Estate Agents
The Property Ombudsman SALES

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