



37 Bower House, Beatrice Court, Lichfield, Staffordshire,
WS13 6UF



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£300,000

Enjoying a lovely setting at the historic Conservation Area gateway into the cathedral city, this very stylish Grade 2 Listed first floor apartment offers some unique facilities and natural character and charm throughout. With the benefit of high ceilings and being converted to a very high specification throughout, the property is perfectly positioned to take advantage of all that Lichfield has to offer. With the extensive facilities on your doorstep the location could not be more convenient, and is perfect for a busy professional or retired purchaser, with Lichfield City railway station and bus station both within moments walk. The apartment is finished to a very high specification and available with the benefit of no upward chain and potential for a quick completion, and an early viewing would be strongly recommended.



COMMUNAL ENTRANCE HALL

approached via a secure entrance door from the parking courtyard and having stairs rising to serve just flats 37 and 38. A personal entrance door opens to:

PRIVATE SPACIOUS RECEPTION HALL

having PVC sash style and shuttered windows to rear, electric radiator with timer and thermostat, entry'phone system and door to:

IMPRESSIVE OPEN PLAN LIVING KITCHEN

5.68m max x 5.52m (18' 8" max x 18' 1") a huge room with the Living Room area having two secondary glazed sash windows to front, further secondary glazed sash window to side, electric radiator, brushed chrome switches, sockets and media points and downlighters. The Kitchen Area has quartz work surfaces with white high gloss base cupboards and drawers, one and a half bowl sink unit with swan neck mixer tap, matching wall mounted storage cupboards, built-in Neff electric oven and grill with four ring induction hob, integrated fridge, freezer and dishwasher each with matching fascia and a built-in eye level Neff microwave.

UTILITY ROOM

having further work surface space, integrated washer/dryer with matching fascia, two storage cupboards, electric radiator, tiled flooring, double glazed window and cupboard housing the Gledhill hot water boiler system with timer.

BEDROOM ONE

5.05m x 4.43m max (3.03m min) (16' 7" x 14' 6" max 9'11 min) a delightful 'L' shaped room having two double fitted wardrobes with overhead storage cupboards, electric radiator, two secondary glazed sash windows to front, brushed chrome switches, sockets and media points and door to:



LUXURY EN SUITE SHOWER ROOM

having a tiled shower cubicle with Axor thermostatic shower fitment with hose and drencher shower, vanity unit with wash hand basin with mono bloc mixer tap and useful cupboard space beneath, Duravit W.C with concealed cistern, chrome electric heated towel rail, electric shaver point, downlighters, extractor fan and quality ceramic tiling.

BEDROOM TWO

4.40m x 3.00m (14' 5" x 9' 10") another generous double room having secondary glazed sash window to front, electric radiator and brushed chrome switches, sockets and media points.

LUXURY BATHROOM

superbly fitted with panelled bath with concealed filler tap and Axor thermostatic shower fitment fitted over with hose and drencher shower and folding glazed screen, W.C. with concealed cistern, vanity unit with inset wash hand basin with mono bloc mixer tap and useful drawer space beneath, dual aspect obscure double glazed windows, quality co-ordinated floor and wall tiling, downlighters, extractor fan, electric shaver point and chrome electric heated towel rail.



OUTSIDE

There is a parking courtyard to the rear of the property where there is one allocated parking space, together with additional visitor parking.

COUNCIL TAX

Band E.

LEASE TERMS

We understand the property is held on a 125 year lease from 1 January 2017 with 118 years remaining, and is subject to a Ground Rent of £300.00 per annum and a Service Charge of £3058.47 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.

FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electricity supply - Octopus Energy. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	46
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

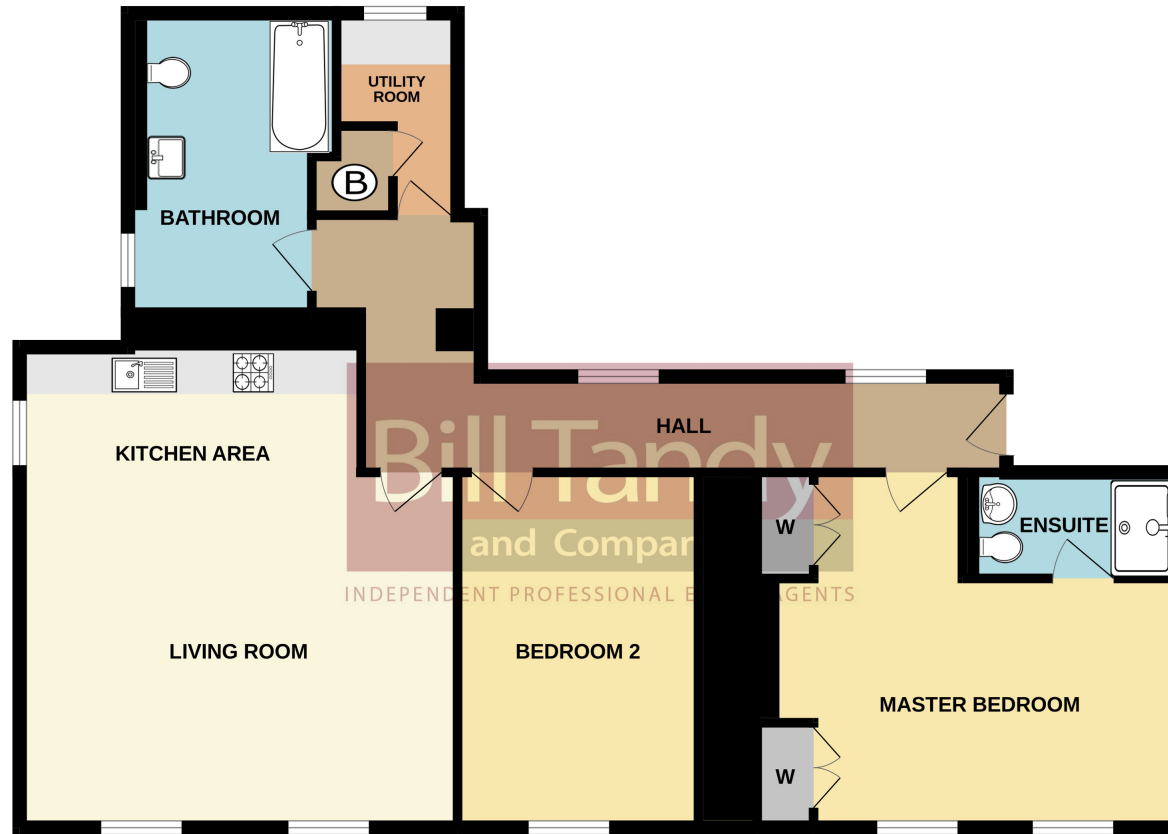
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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.

GROUND FLOOR



37 BOWER HOUSE, BEATRICE COURT, LICHFIELD WS13 6UF

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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Bill Tandy

and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS