



58 Andrews House, Lower Sandford Street, Lichfield,  
Staffordshire, WS13 6QY

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 58 Andrews House, Lower Sandford Street, Lichfield, Staffordshire, WS13 6QY

# £115,000

This retirement apartment is located on the top floor of this desirable complex located to the rear with stunning rear views looking over Beacon Park. This conveniently located retirement apartment enjoys a lovely setting within this popular residential development for over 60's. Just minutes from Lichfield's city centre amenities, Andrews House is perfectly placed to take advantage of all that Lichfield has to offer. Lying adjacent to Beacon Park there are plenty of opportunities for exercise, and Andrews House has good residents facilities. To fully appreciate the accommodation on offer, which has the benefit of no upward chain, an early viewing would be strongly recommended.



### COMMUNAL HALLWAY

with main entrance door opening to:

### PRIVATE RECEPTION HALL

with useful store cupboard, electric heater, laminate flooring and a range of doors opening to:

### LOUNGE/DINING ROOM

5.32m x 3.03m (17' 5" x 9' 11") having window to rear providing stunning views looking over the rear of the complex and Beacon Park, electric heater, feature fireplace with marble style hearth and inset with wooden surround and mantel above and would be ideal for an electric fire.

### KITCHEN

3.04m x 2.26m (10' 0" x 7' 5") having window to rear, a range of kitchen units comprising base cupboards and drawers, round edge work tops and tiled splashback surround, wall mounted storage cupboards, inset one and a half bowl stainless steel sink, space for fridge/freezer and cooker and useful pantry with shelving providing an ideal space for fridge.

### BEDROOM ONE

4.32m x 2.74m (14' 2" x 9' 0") having window to rear providing feature views, electric heater and fitted wardrobe with sliding doors.

### SHOWER ROOM

this modern updated shower room has full height tiled splashback surround, electric heated towel rail and modern suite comprising vanity unit with inset storage and wash hand basin above, low flush W.C. and double shower tray with glass shower screen and shower appliance.

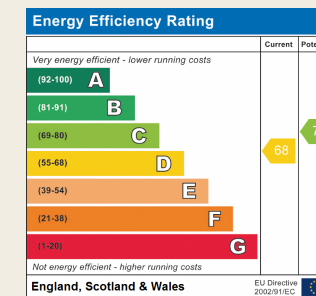


### LEASE DETAILS

Our client advises us that the property is Leasehold having a 99 year lease which commenced in 1987 with approximately 65 years remaining and is subject to a Service Charge of Approx £223 per month. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### COUNCIL TAX

Band C.





## TENURE

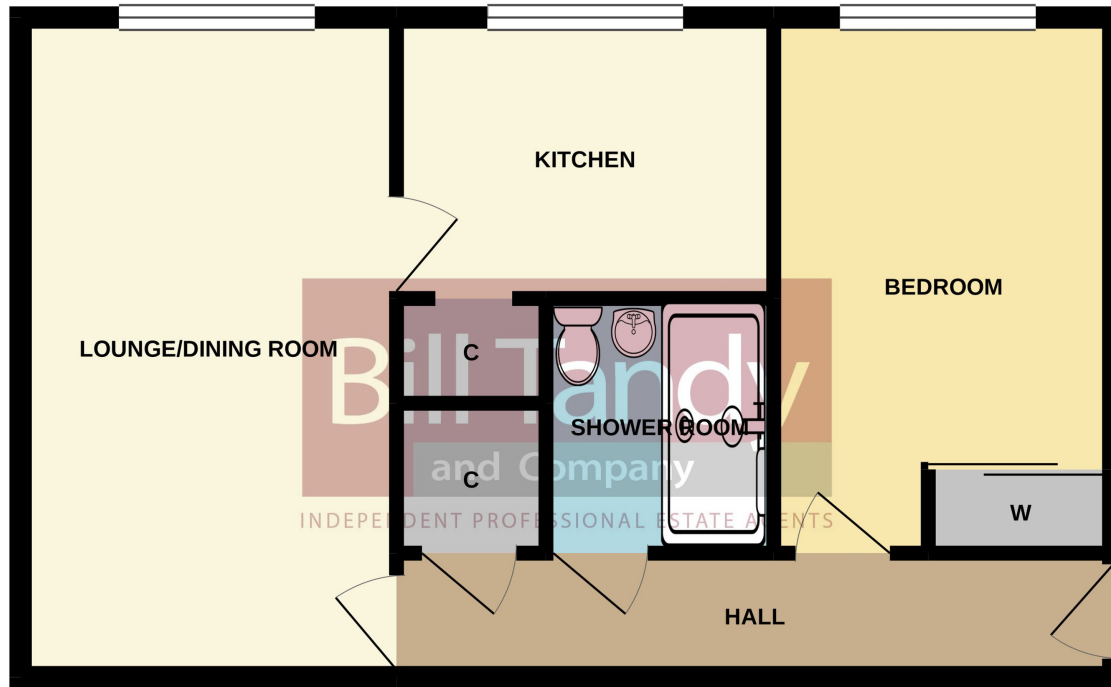
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## VIEWING

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](mailto: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.

# TOP FLOOR



58 ANDREWS HOUSE, LOWER SANDFORD STREET, LICHFIELD WS13 6QY

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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