



The Swinton Suite, The Swan, Bird Street, Lichfield,  
Staffordshire, WS13 6NP

## The Swinton Suite, The Swan, Bird Street, Lichfield, Staffordshire, WS13 6NP

# £285,000

Forming part of the original conversion of The Swan, this delightful Grade 2 Listed traditional town house enjoys a surprisingly peaceful courtyard setting, set right within the heart of Lichfield cathedral city centre. Set discreetly back off Bird Street with vehicular access off Swan Road the property has a charming layout with much use of natural wood setting off the original beams and inherent character. With two generous double bedrooms the property also has a very spacious open plan living area complimented with a recently re-fitted kitchen with breakfast bar, area for laundry and bathroom with a separate w.c. To the first floor the landing space also provides a home office study space with access to the two first floor bedrooms. Quite literally within the city centre, the property is perfectly placed to take advantage of Lichfield's vibrant and interesting lifestyle. With all the amenities on your doorstep this is the perfect location for those hankering after a city centre lifestyle. Rarely available, an early viewing would be strongly recommended.



### OPEN PLAN LIVING ROOM

5.18m x 4.55m (17' 0" x 14' 11") approached via a wide original solid wood entrance door. The principal feature of the room is the natural wood flooring, exposed original beams and oak staircase leading off. There are twin windows to front, double radiator, downlighter and access to cellar.

### REFITTED KITCHEN

3.57m x 2.08m (11' 9" x 6' 10") This superbly and recently updated kitchen enjoys a range of modern base cupboard and drawers complimented with slim line work surfaces above, wall mounted storage cupboards, further contrasting darker cupboards provide additional storage with the benefit of a breakfast bar above, ceramic sink, inset over with hob above, inset dishwasher and fridge freezer and a quarry tiled floor, window overlooking the courtyard and recessed area with space and plumbing for washing machine and wall mounted boiler.

### BATHROOM

having tiled flooring, recess housing panelled bath with mixer tap and thermostatic shower fitment and tiled surround, pedestal wash hand basin, chrome heated towel rail/radiator, electric shaver point, downlighters and door to:

### SEPARATE W.C.

having close coupled W.C., extractor fan and downlighter.

### FIRST FLOOR GALLERIED LANDING

approached by the attractive oak staircase with spindle balustrade and having attractive oak flooring, radiator, obscure glazed window and mezzanine provides a superb space currently used by the present owner as a useful study/office space, ideal for working from home. Doors open to:



### BEDROOM ONE

3.88m x 2.79m (12' 9" x 9' 2") having window to front, radiator, downlighters and access to loft space.

### BEDROOM TWO

3.41m x 2.65m (11' 2" x 8' 8") having two windows to front, radiator and low energy downlighters.

### SPACIOUS CELLAR

approached from the living room via double doored access and stairs ideal use for storage and having interesting potential.

### OUTSIDE

There is an allocated parking space to the side of the property.

### COUNCIL TAX BAND D

### LEASE TERMS

We understand the property is held on a 150 year lease which started on the 25 June 2005 and is subject to a Ground Rent of £85 per annum and there is a current Service Charge of £94 per month. Should you proceed with the purchase of the property these details must be verified by your solicitors



## TENURE

Our client advises us that the property is Leasehold on a 150 year lease which started on the 25 June 2005 and is subject to a Ground Rent of £85 per annum and there is a current Service Charge of £94 per month. Should you proceed with the purchase of the property these details must be verified by your solicitors

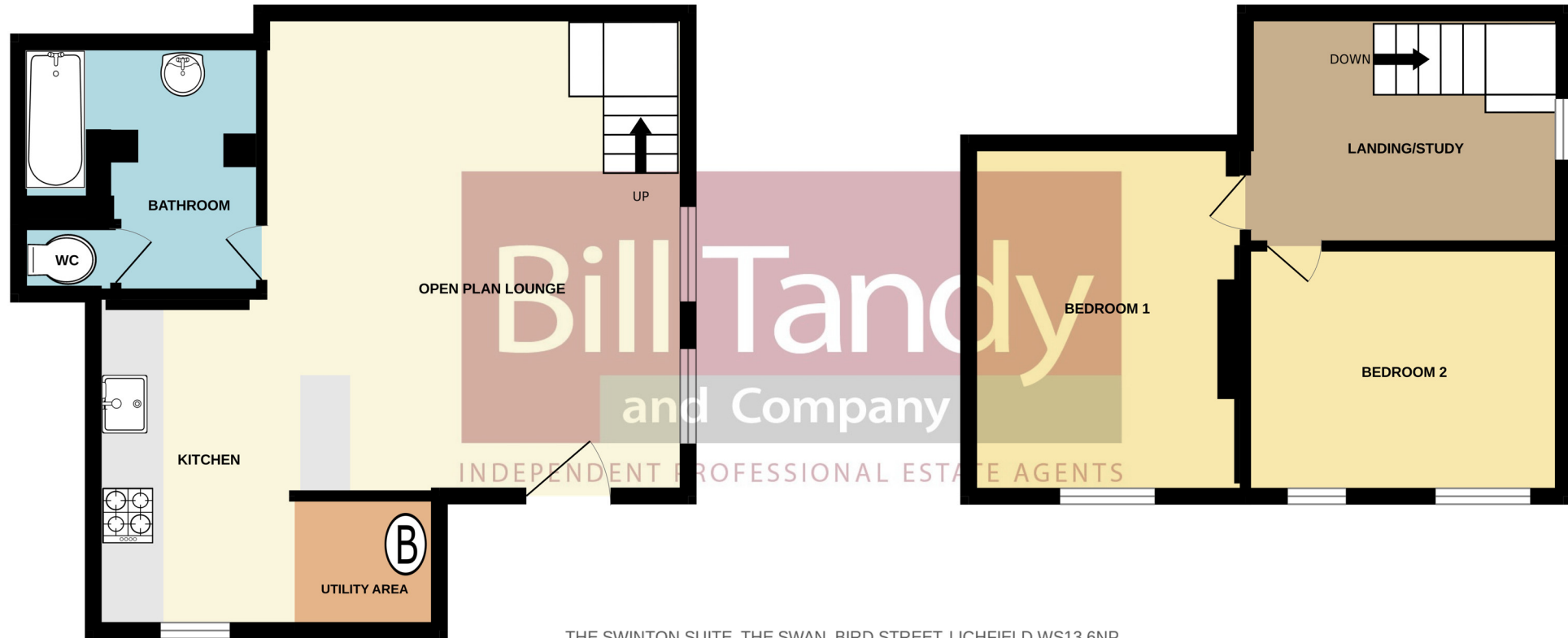
## VIEWING

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

## 1ST FLOOR



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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](http://www.billtandy.co.uk)



**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS