



6 Willow Court, Tamworth Road, Lichfield, Staffordshire,
WS14 9HB

Bill

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

6 Willow Court, Tamworth Road, Lichfield, Staffordshire, WS14 9HB

£110,000 Offers over

Bill Tandy and Company are delighted in offering for sale this first floor apartment located in Willow Court set back from the prestigious Tamworth Road and located on the desirable south side of the cathedral city of Lichfield. The apartment offers easy access to the centre of Lichfield, and is located on the first floor and would benefit from modernisation, however offers superb scope and potential for any prospective purchaser to put their own stamp on it. The apartment, which is offered with the benefit of no upward chain, is approached via the communal entrance with stairs rising to the first floor where a private entrance door opens to the apartment which comprises an 'L' shaped reception hall, lounge/dining room, kitchen, bathroom and two double bedrooms and there is a mainly lawned communal garden to the rear.



COMMUNAL HALL AND LANDING

communal hallway approached via the main front door to the complex with stairs rising to the first floor and a private entrance door opens to:

'L' SHAPED RECEPTION HALL

having two useful store cupboards, loft access and doors opening to:

LOUNGE

4.29m x 3.99m (14' 1" x 13' 1") having double glazed window to rear, radiator and feature electric fire with storage alcoves.

BREAKFAST KITCHEN

3.70m x 2.43m (12' 2" x 8' 0") having double glazed window to front, radiator, cupboard housing the Glow-worm boiler, base storage cupboards, wall mounted shelving, Tricity Bendix cooker with electric hob and double drainer stainless steel sink unit.

BEDROOM ONE

3.99m x 3.57m (13' 1" x 11' 9") having double glazed window to rear overlooking the communal garden, radiator and useful built-in double wardrobe.

BEDROOM TWO

4.29m x 2.43m (14' 1" x 8' 0") having double glazed window to front, radiator and useful built-in double wardrobe.

BATHROOM

3.05m x 1.46m (10' 0" x 4' 9") having an obscure double glazed window to front, radiator and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower appliance over.



OUTSIDE

One of the distinct features of the complex is the generous rear communal garden offering a pleasant sunny southerly aspect, being mainly lawned and with mature trees and shrubs. There is no allocated parking for the apartment, however we understand that residents use a parking area to the rear, located beyond the communal garden, on a strict first come first served basis and not allocated.

LEASE TERMS

We understand the apartment is held on a 99 year lease which commenced 25 December 2006 having approximately 81 years remaining. There is a Service Charge payable of between £685.00 to £800.00 per annum subject to works required to the complex, and a Ground Rent payable of £100.00 per annum, however this may be subject to change. Should you proceed with the purchase of the property these details must be verified by your solicitor.

COUNCIL TAX

Band B.



FURTHER INFORMATION/SUPPLIES

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

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 prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

TENURE

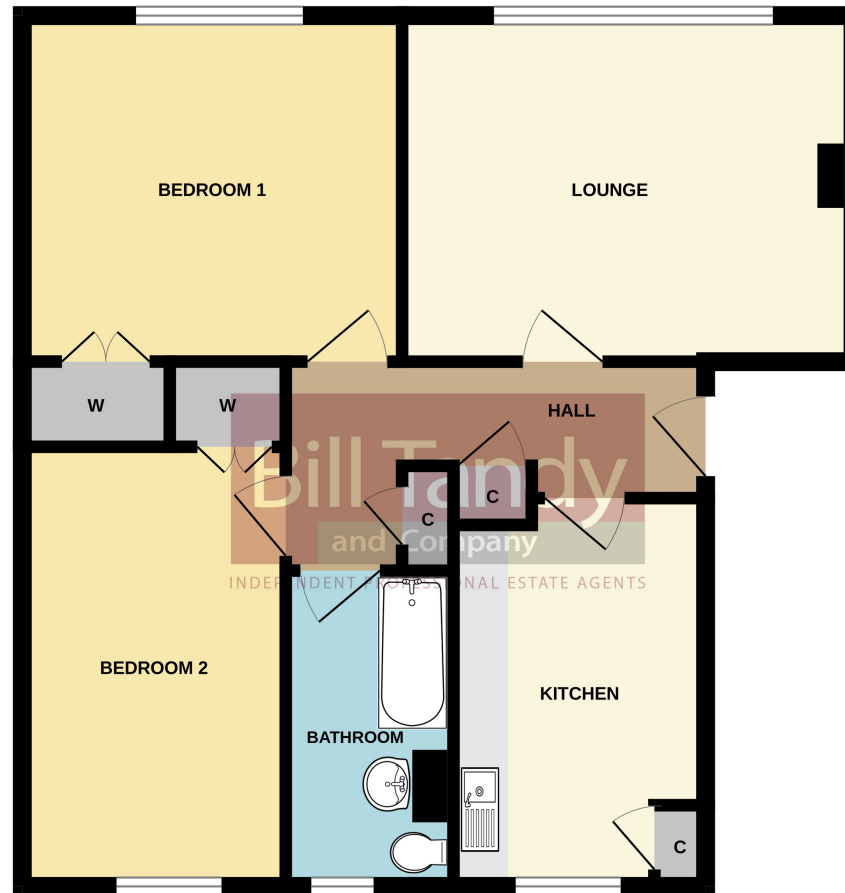
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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.

FIRST FLOOR



6, WILLOW COURT, TAMWORTH ROAD, LICHFIELD WS14 9HB

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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lichfield@billtandy.co.uk
Tel: 01543 419400

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