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17, Homelodge House, Castle Dyke, Lichfield,  
Staffordshire, WS13 6XD

Bill

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 17, Homelodge House, Castle Dyke, Lichfield, Staffordshire, WS13 6XD

# £89,950

Bill Tandy are delighted in offering for sale this first floor retirement apartment located within one of the best positions in this desirable retirement complex. Offering an excellent opportunity in a prime position opposite the Garrick Theatre and with the city shopping centre just a few minutes walk away. There is a pleasant aspect from the lounge/dining room and there are Manager controlled amenities which include a residents lounge, well equipped laundry and rear car park for visitors or residents and its own communal garden space. Each flat has a pullcord system for summoning assistance. Marketed for the over 55's, the property comprises a hall, good size lounge/dining room, kitchen, bathroom and double bedroom with fitted wardrobes. No upward chain and viewings are highly recommended.



### COMMUNAL ENTRANCE HALL AND LANDINGS

approached via a main entrance to the front with communal intercom door system, lift and staircases rising to the first floor, where a private entrance door opens to:

### PRIVATE RECEPTION HALL

having loft access, electric heater, useful generously sized store cupboard and doors open to:

### LOUNGE/DINING ROOM

4.99m x 3.13m (16' 4" x 10' 3") one of the distinct features of this main reception room is the double glazed window to front having superb views, electric heater and archway leads to:

### KITCHEN

2.27m x 1.65m (7' 5" x 5' 5") having double glazed window to side, modern kitchen units comprising base cupboards and drawers with round edge work tops above, tiled splashback surround, wall mounted cupboards with additional glazed display cabinet, inset ceramic sink with drainer and inset Creda oven with two ring Baumatic electric hob and extractor fan above.

### BEDROOM

3.97m x 2.65m (13' 0" x 8' 8") having a superb range of fitted bedroom furniture comprising wardrobes, chest of drawers, bedside cabinet and over-bed storage cupboards, further built-in wardrobes with bi-fold doors, electric heater and double glazed window to side with a superb cathedral view.

### BATHROOM

2.4m x 1.65m (7' 10" x 5' 5") having wall mounted electric heater, extractor fan and suite comprising vanity unit with base storage and wash hand basin above, low flush W.C. and low threshold bath with Triton shower appliance over and tiled surround.



### COMMUNAL FACILITIES

Homelodge House offers a superb residents lounge with kitchen area, laundry, garden and residents and visitor parking to the rear on a first come first served basis. The complex also offers an on-site Manager for peace of mind, and emergency pull-cords if required.

### LEASE TERMS AND CHARGES

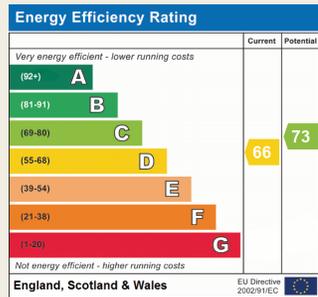
The apartment has a 125 year lease commencing August 1985. The Service Charge is to be confirmed, but based on recent sales the Service Charge was approximately £2,921.00 per annum from 1st September 2025. The annual Ground Rent is approximately £468.00. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### COUNCIL TAX

Band B.

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water and electricity connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.



## TENURE

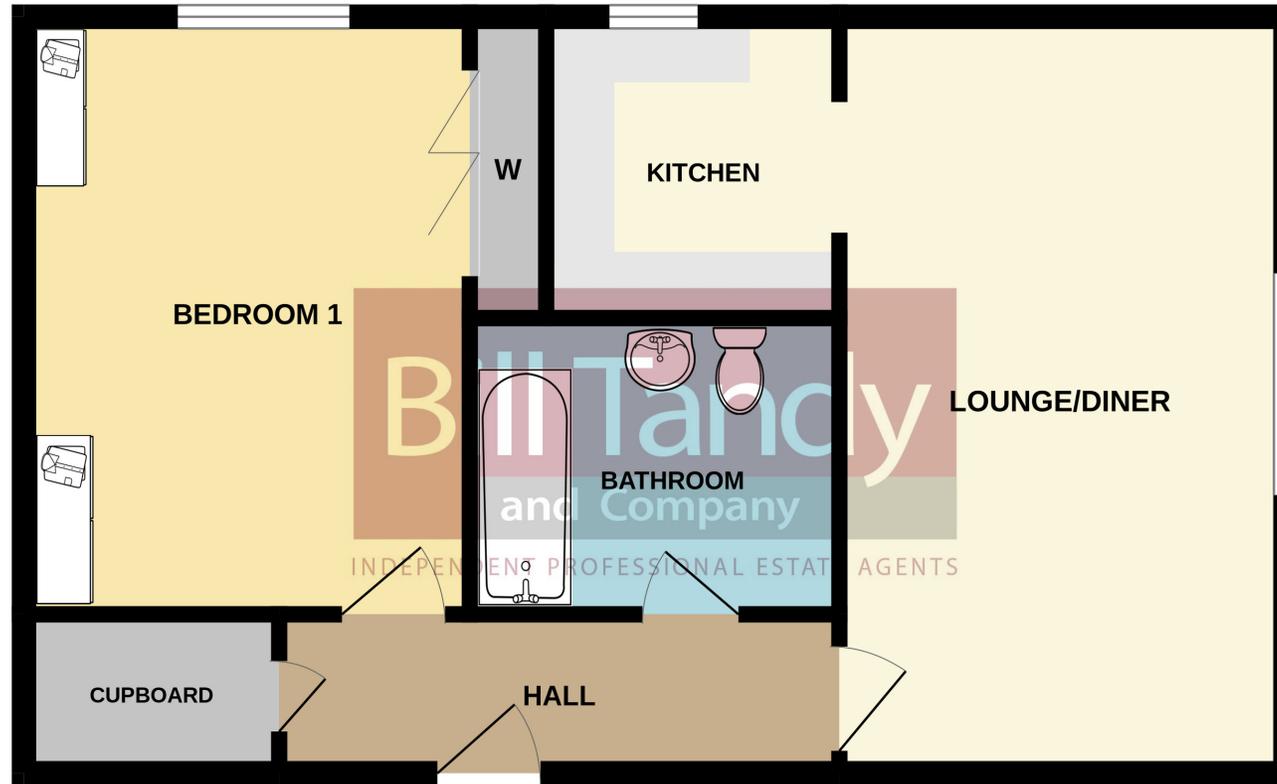
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## 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



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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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