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

Bill

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**31, Homelodge House, Castle Dyke,
Lichfield, Staffordshire, WS13 6XD**

£95,950

Offers in region of

Bill Tandy are delighted in offering for sale this superbly presented and modern second floor retirement apartment located at the rear in this desirable retirement complex, and 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 south west facing aspect from the living room and there are Manager controlled amenities which include a residents lounge, well equipped laundry and rear car park for visitors or residents and communal garden space. Marketed for the over 55's, the property comprises a hall, good sized lounge/dining room, modern kitchen and shower room and double bedroom with fitted wardrobes and furniture. No upward chain and viewings are highly recommended.



COMMUNAL HALL AND LANDINGS

Homelodge House has a main entrance with access to both the front and rear parking areas, and two sets of stairs and one main lift provides access to first and second floors. The apartment is located to the rear on the second floor and comprises:

RECEPTION HALL

having loft access and doors to:

LOUNGE/DINING ROOM

3.99m x 3.62m (13' 1" x 11' 11") having double glazed rear window with views of the garden, electric heater, useful store cupboard, fireplace with a wooden surround and mantel above and flame effect electric fire.

KITCHEN

2.22m x 1.72m (7' 3" x 5' 8") having skylight window to rear, modern white kitchen units comprising base cupboards and drawers surmounted by round edge work tops, wall mounted cupboards, inset sink unit, electric hob with extractor fan above and spaces ideal for fridge and freezer.

SHOWER ROOM

having wall mounted electric heater, suite comprising vanity unit with wash hand basin above and storage below, low flush W.C., and shower cubicle with Triton shower above, tiled splashback surround and door to storage with shelving.

BEDROOM 1

4.98m x 2.68m (16' 4" x 8' 10") with a superb range of bedroom fitted furniture comprising, wardrobes, bed side cabinets and dressing table, double glazed window with views of the rear garden and electric heater.



COMMUNAL FACILITIES

Homelodge House offers a superb residents lounge with kitchen area, laundry, outdoor garden and residents and visitor parking to the rear on a first come first served basis. The complex offers an on site manager for peace of mind with additional pull cords.

LEASE DETAILS/CHARGES

Our client advises us that the property is Leasehold on a 125 year lease commencing September 1985. The vendor informs us there is a Service Charge of £2921 per annum commencing from 1st September 2025, and an annual Ground Rent of £468. Should you proceed with the purchase of the property these details must be verified by your solicitor.

FURTHER INFORMATION

Mains drainage, water and electricity are connected. There is no gas. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

COUNCIL TAX BAND B



TENURE

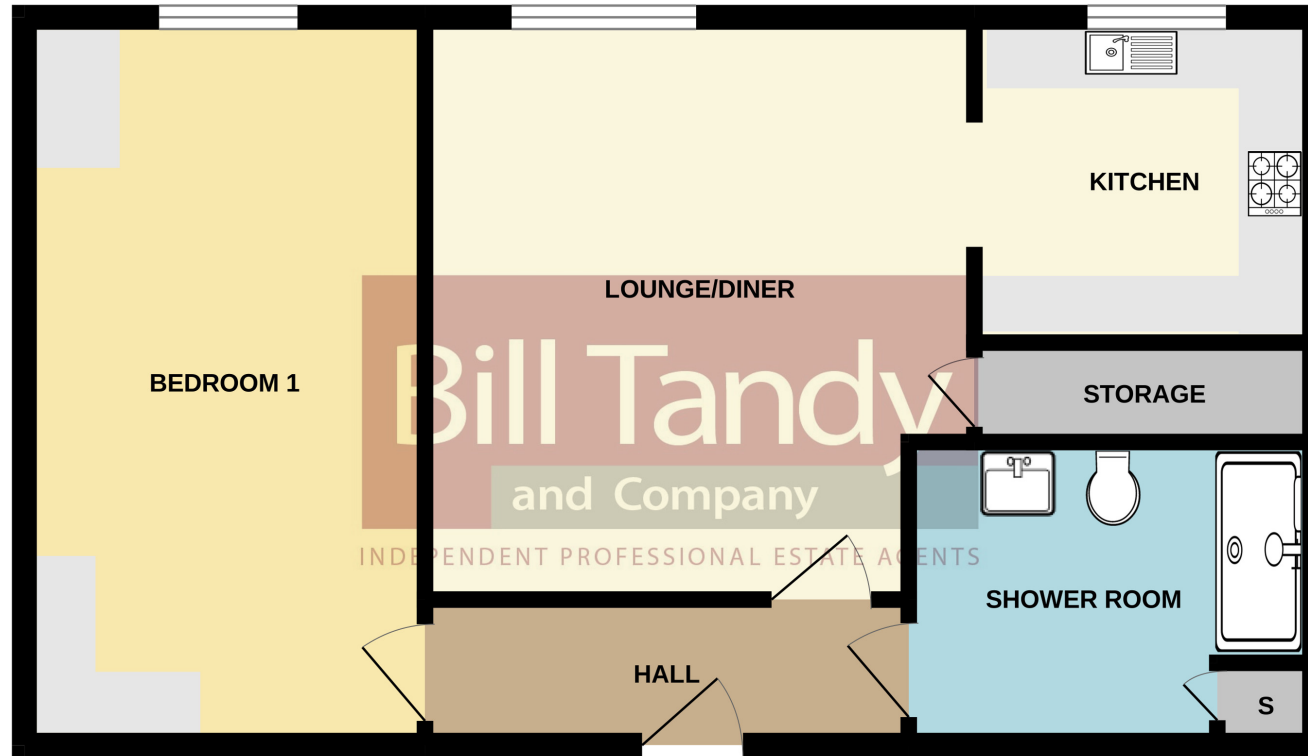
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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.

SECOND FLOOR



31 HOMELODGE HOUSE, LICHFIELD, WS13 6XD

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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