



37 The Malt House, Cairns Close, Lichfield, Staffordshire,  
WS14 9TP

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 37 The Malt House, Cairns Close, Lichfield, Staffordshire, WS14 9TP

# £200,000

Bill Tandy Lichfield are delighted to offer for sale this impressive first floor apartment located within the converted Grade II Listed Malthouse, superbly located within close proximity to the city centre of Lichfield and enjoying a range of facilities close by. The location is also ideal for commuters with nearby trainline access to both Birmingham and London, nearby road networks include M6, M42 M6 Toll and A38. The property comprises an entrance hall, open plan lounge with breakfast kitchen, further bathroom. The complex is approached by electrically operated gates with the apartment enjoying an allocated parking space. Internal viewings are highly recommended.



### COMMUNAL ENTRANCE HALL

located to the rear of the complex with stairs and lift rising to the first floor where a private entrance door opens to Apartment 37.

### PRIVATE RECEPTION HALL

having LVT floor, radiator, spotlighting, intercom, storage cupboard housing the Megaflo hot water cylinder and doors open to:

### OPEN PLAN LOUNGE/BREAKFAST KITCHEN

6.38m max x 3.77m (20' 11" max x 12' 4") having three double glazed windows to rear and side, exposed brick wall, LVT floor, two radiators, spotlighting to ceiling and door to useful storage with shelving. The Kitchen has a range of high gloss units comprising base cupboards and drawers with granite preparation work surfaces above, overhang breakfast bar area, wall mounted cupboards with under-cupboard lighting, inset stainless steel one and a half bowl sink, inset oven with four ring hob, stainless steel splashback and extractor fan above, integrated appliances include fridge/freezer, dishwasher and washer/dryer and there is plinth lighting.

### BEDROOM

3.71m x 2.85m (12' 2" x 9' 4") having double glazed window to side, radiator, LVT floor, spotlighting and built-in wardrobe.

### BATHROOM

2.84m x 1.66m (9' 4" x 5' 5") having LVT floor, chrome heated towel rail, spotlighting to ceiling and modern white suite comprising wall mounted Villeroy and Boch wash hand basin, low flush W.C. and bath with mixer shower appliance over with shower screen and tiled splashback.



### OUTSIDE

The Malt House is superbly positioned at the end of the road with a security gated access to the development and provides access via a keypad entry system to the communal entrance. The apartment has the benefit of an allocated parking space.

### LEASE TERMS

We understand the property is held on a 125 year lease commencing 1 August 2014. There is a current Service Charge of approximately £181.56 per month with a Ground Rent of £250.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### COUNCIL TAX

Band C.

### FURTHER INFORMATION/SUPPLIES

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



## 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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate 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	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## TENURE

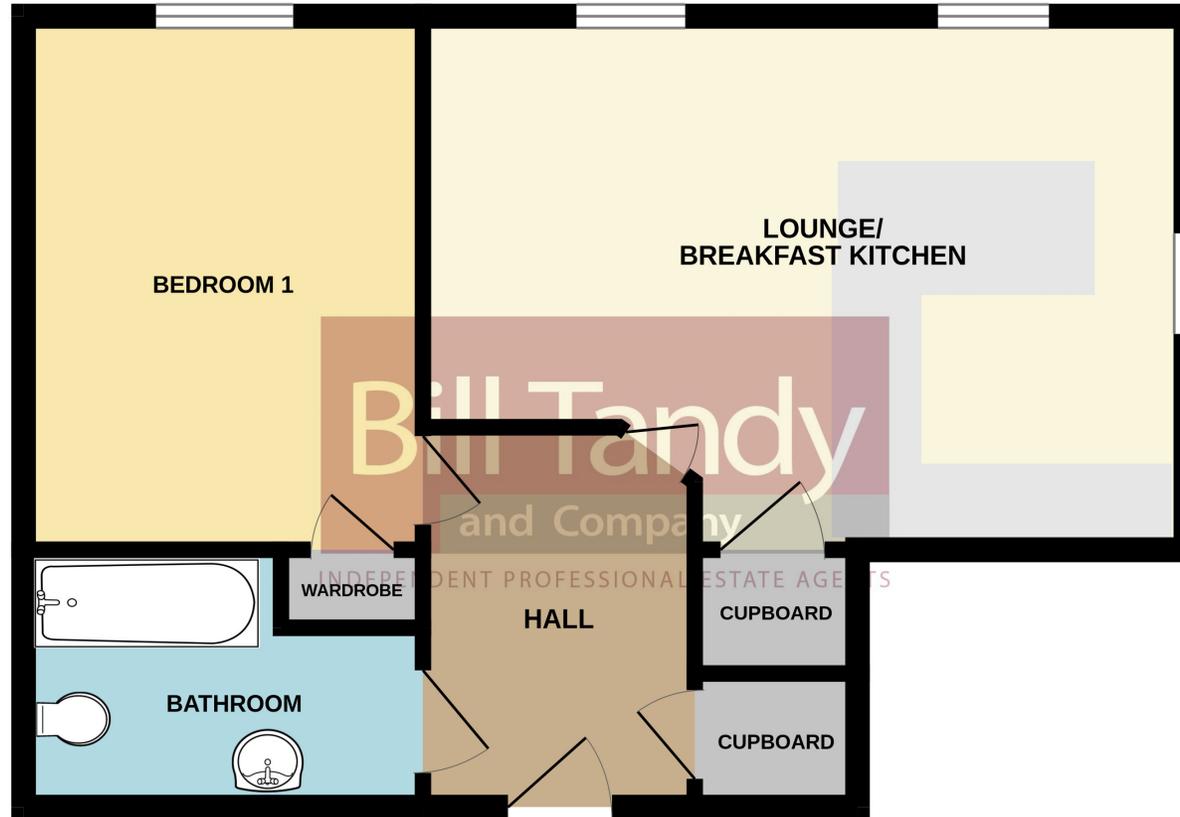
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## 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



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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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