



41 Worcester House Pear Tree Close, Lichfield, WS14 9GP



INDEPENDENT PROFESSIONAL ESTATE AGENTS

41 Worcester House Pear Tree Close, Lichfield, WS14 9GP

£200,000

Bill Tandy & Company are delighted to present Worcester House, a stylish development of contemporary apartments built by Redrow Homes. Nestled on Pear Tree Close. This residence enjoys a superb location within easy walking distance of Lichfield's historic cathedral city centre. The apartment offers the perfect balance of modern living and convenience, with an array of nearby amenities including bars, restaurants, shops, the Garrick Theatre, and excellent commuter links via the nearby bus and train stations. Set in a peaceful cul-de-sac just off Cherry Orchard, the apartment benefits from a tranquil position while still being close to the vibrant heart of the city. One of its most striking features is the view of Lichfield Cathedral, a reminder of the city's rich heritage. The property is accessed through a communal entrance leading to the second-floor landing, where a private doorway opens into the apartment. Inside, the accommodation comprises a welcoming reception hall with storage cupboard, a comfortable lounge, and a modern L-shaped dining kitchen designed for both practicality and style. The apartment offers two bedrooms, with the principal bedroom enjoying the luxury of an en suite shower room, alongside a well-appointed main bathroom. Externally, the property provides an allocated parking space to the rear, sheltered within a carport, and complemented by an additional store. Worcester House is offered with the benefit of no upward chain.



COMMUNAL HALL AND LANDINGS

approached via front entrance door and having door to rear parking, staircase rising to the first and second floors, and on the second floor a private entrance door opens to:

PRIVATE RECEPTION HALL

having intercom system for the communal entrance door, double glazed window to front, loft access hatch, useful store cupboard housing the Baxi boiler, radiator and doors lead off to:

LOUNGE

3.55m x 3.49m (11' 8" x 11' 5") having double glazed window to rear and radiator.

'L' SHAPED DINING KITCHEN

4.01m x 3.71m (13' 2" x 12' 2") having double glazed window to front with stunning view of Lichfield cathedral, radiator, tiled flooring, ceiling spotlighting, modern base cupboards and drawers with round edge work tops above, wall mounted cupboards with lighting, inset stainless steel one and a half bowl sink, inset Indesit oven with Smeg four ring gas hob, extractor fan above and stainless steel splashback, integrated fridge/freezer and dishwasher and space for washing machine.

BEDROOM ONE

3.54m x 2.85m (11' 7" x 9' 4") having double glazed window to rear, radiator, built-in double wardrobe and door to:

EN SUITE SHOWER ROOM

having radiator, tiled flooring, loft hatch and suite comprising wall mounted wash hand basin, low flush W.C. and shower cubicle with shower appliance over.

BEDROOM TWO

3.55m x 2.17m (11' 8" x 7' 1") having double glazed window to rear and radiator.



BATHROOM

having an obscure double glazed window to front, chrome heated towel rail and suite comprising wall mounted wash hand basin, low flush W.C. and bath with tiled surround.

OUTSIDE

The property is superbly located on this highly sought after development within close proximity of the city centre of Lichfield. The complex is surrounded by communal gardens, and there is allocated parking with useful store cupboard to the rear.

LEASE TERMS & SERVICE CHARGES

We understand the property is held on a 125 year lease commencing 1 May 2007.

The vendor informs us Ground rent of £300 per annum is payable to E and J Estates until June 2026 (invoiced on usual six monthly basis). We understand that the maintenance is through Centrick, invoiced on a six monthly basis and for 2024 was approximately £1500 per annum. This covers all exterior work and communal halls plus collection of rubbish. Should you proceed with the purchase of the property these details must be verified by your solicitor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	79	79
A		
(81-91)		
B		
(69-80)		
C		
(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

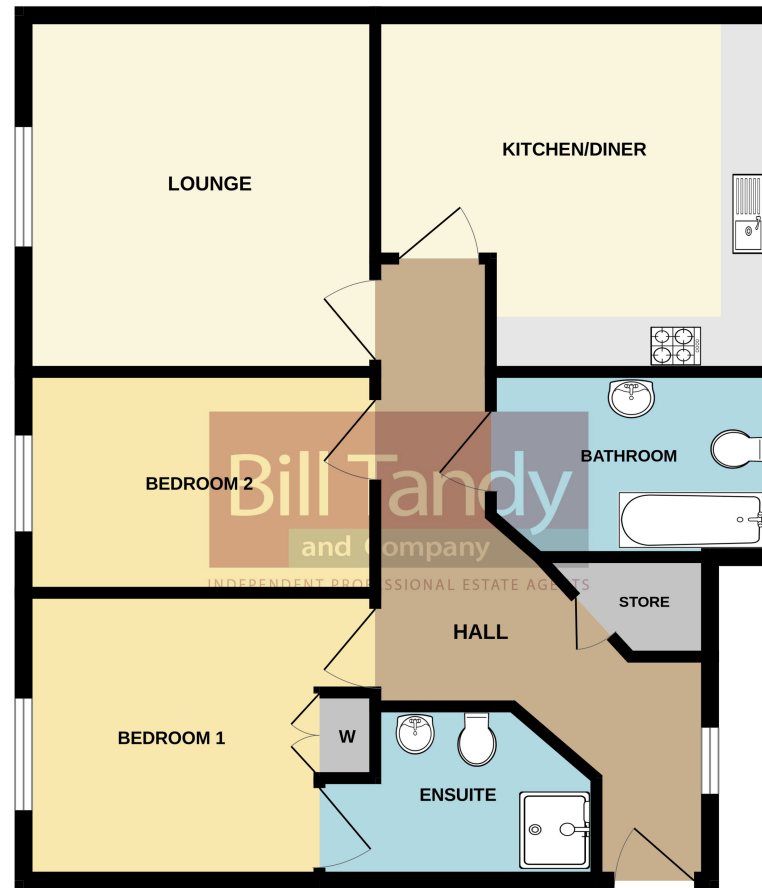
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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.

SECOND FLOOR



41 WORCESTER HOUSE, PEAR TREE CLOSE, LICHFIELD, WS14 9GP

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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and Company

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