

# Minster Court

Bird Street, Lichfield, Staffs, WS13 6AB



A city centre luxury retirement apartment within minutes of shops, restaurants, entertainment venues, Lichfield Cathedral, Beacon Park and both Minster and Stowe Pools.

£300,000

John German 

This superb first floor retirement apartment is located in the heart of Lichfield and offers a light and bright well designed interior that includes good sized rooms and a pleasing standard of fixtures and fittings throughout together with neutral modern décor. It offers fully independent living with managed and secure communal facilities including lift to all floors, a beautiful communal lounge, guest suite to hire, secluded courtyard garden and a laundry.

The apartment has electric panel heating and double glazing throughout and offers a good sized reception hall where all main rooms lead off and also includes two built in storage cupboards.

Leading off the hall is an excellent sized lounge/dining room with dual aspect views to the rear and side including glimpses of Minster Pool and the Cathedral plus access to separate side and rear facing balconies. Also within in the lounge is a traditionally styled fireplace housing an electric fire. Leading off is a fully fitted kitchen with timber finished units, contrasting worktops and splash back tiling, stainless steel sink, built in electric cooker and microwave, electric hob and extractor hood, integrated fridge and freezer.

There are two good bedrooms within the apartment, the master being an excellent size and having a triple fronted built in wardrobe and a rear facing balcony with double doors.

Bedroom two makes an ideal single guest bedroom and also has a built in wardrobe.

Both bedrooms have easy access to a luxury refitted shower room with a walk in double width shower unit, wash hand basin and low level WC fitted within bespoke bathroom cabinets. There are aqua boarded walls complemented by contrasting flooring.

Outside is an electrically controlled gateway access to the main entrance at Minster Court. A communal courtyard patio garden has seating areas, pergola and fountain.

**Note:** The property benefits from a care line instant alert call system.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

125 year lease from 2008. Ground rent is currently £520 per annum. Service charge is currently £5780 per annum.

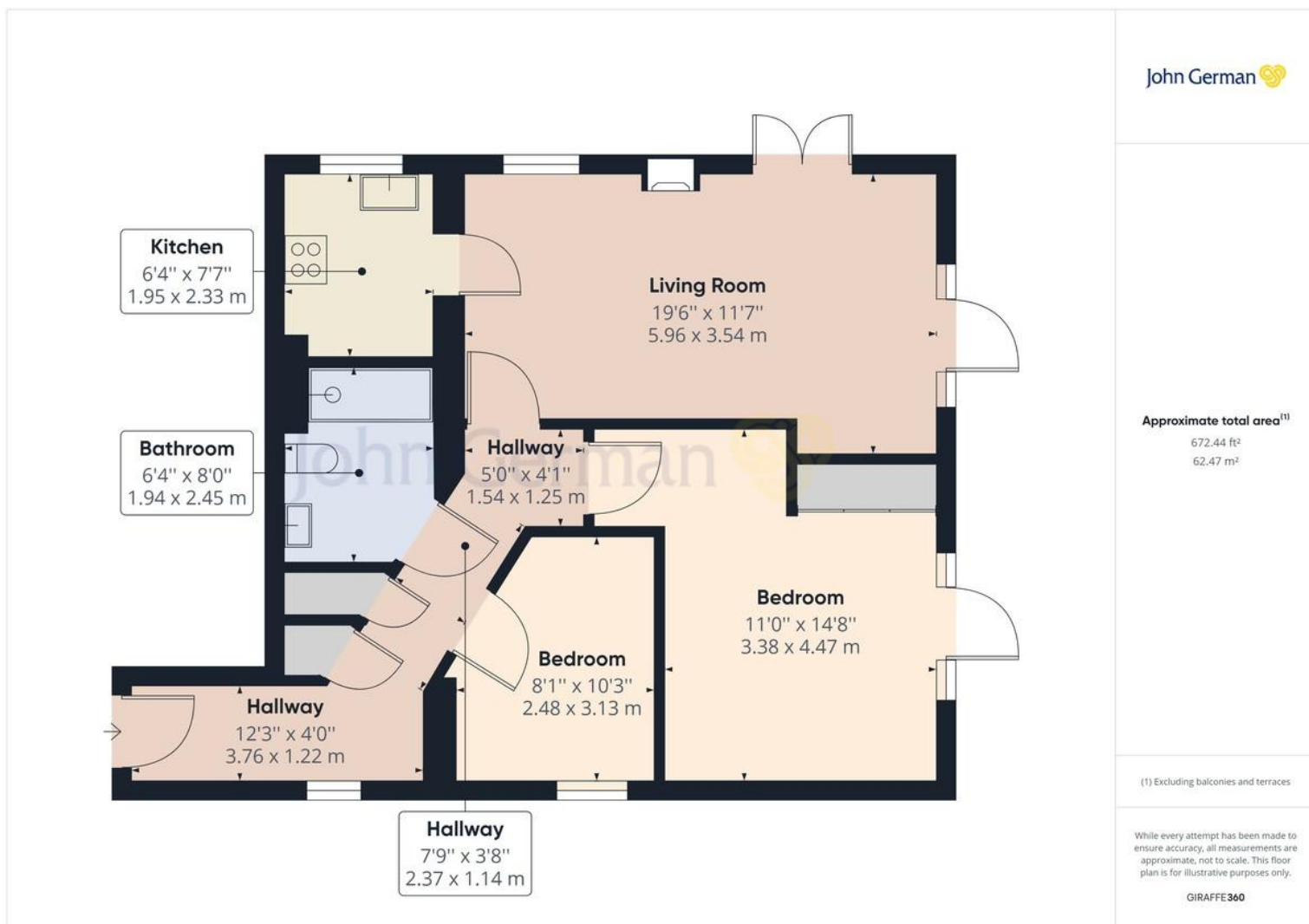
**Services:** Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/15062023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band D



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Residents Lounge



Nearby Minster Pool



Nearby memorial gardens

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German  
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL  
 01543 419121  
 lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk Sales and Lettings Agent**