

Sarah Siddons House

Wade Street, Lichfield, Staffordshire, WS13 6HL

John German



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£65,000

A one bed roomed second floor apartment for the over 55's in a sought after central Lichfield location.

Offered to the market with no upward chain.

Superbly located for easy access to the city centre shops, local transport links and cultural amenities including the Garrick Theatre. A sought after sheltered housing development for independent living with the advantage of communal facilities including a large lounge, laundry, part time development manager, fitted pull cord alarm system and a guest room available for hire.

A carpeted communal entrance hall has a staircase and a lift.

The entrance hall tot this apartment has a wall mounted intercom connected to the ground floor entrance and a Dimplex electric heater. A cloaks/storage cupboard houses the hot water system.

The lovely spacious lounge has a window facing Wade Street, Dimplex electric heater and an archway to the fitted kitchen having a range of timber finished base and wall units, contrasting worktops, stainless steel sink and mixer tap plus spaces for a fridge/freezer and electric cooker.

The good sized double bedroom overlooks Wade Street and has a built in double wardrobe.

The shower room is part tiled and fitted with a white and chrome suite to include a shower cubide with electric fitting, low level WC and wash hand basin.

Agents Note: You must be either a minimum of 55 years old and retired or of government pensionable age to live in this development.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease from 1989. Service charge £250.20 includes the ground rent.

Services: Mains water, drainage, electricity and gas 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

Our Ref: JGA/28062023

Local Authority/Tax Band: Lichfield District Council / Tax Band B



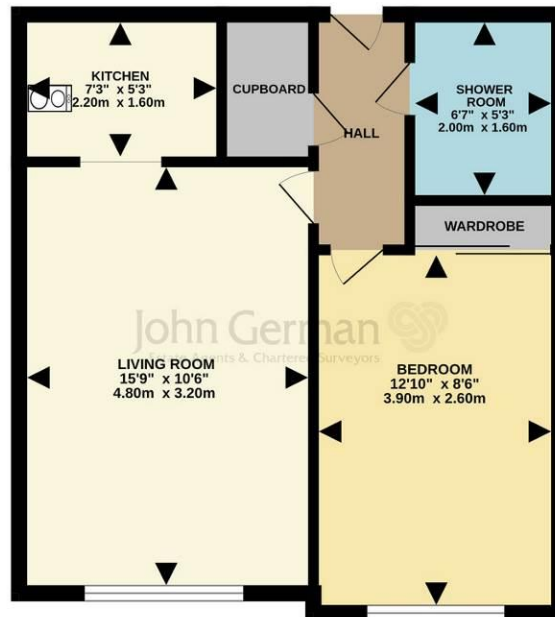


Communal Garden



Communal Lounge

GROUND FLOOR



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 here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

Agents' Notes

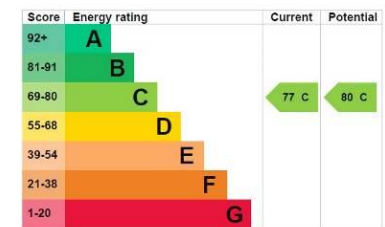
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Referral Fees

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.



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