

Wade Street  
Lichfield, WS13 6HL



A first floor one bedroom retirement  
apartment situated in the heart of Lichfield  
city centre.

£75,000

John German

John German are delighted to offer to the market with no upward chain this one bedroom retirement apartment situated in Sarah Siddons House, a development of retirement apartments 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 for guests.

Internally the property comprises of private entrance door opening into the entrance hallway with pullcord intercom system, electric storage heater, store cupboard housing the immersion heater and doors off to the lounge/diner, bedroom and shower room. The open plan lounge/diner has a hardwood double glazed window to the front aspect, electric heater, carpeted flooring, two ceiling light points and an archway leading into the kitchen with tiled flooring, a range of matching wall and base units with tiled splashback, inset oven and space for a freestanding fridge/freezer. The spacious master bedroom has carpeted flooring, hardwood double glazed window to the front aspect, electric heater and a built in wardrobe with sliding doors. The modern shower room has floor to ceiling tiles, shower cubicle with electric shower over, low level WC and wash hand basin.

**Tenure:** Leasehold

APPROX SERVICE CHARGE - £251 a month

LEASE 125 years from 25 March 1989

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** TBC **Electricity supply:** Mains

**Water supply:** Mains **Sewerage:** Mains

**Heating:** TBC

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA26072024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



#### Agents' Notes

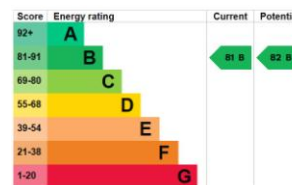
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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