

# Ridware House

Hobs Road, Lichfield, WS13 6SY

John  
German



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£110,000

**An attractive two bedroom apartment offered to the market with no onward chain.**

This well presented, two-bedroom apartment is situated on the third floor of Ridware House on Hobs Road in the Cathedral city of Lichfield. The apartment benefits from its convenient location being only a short walk from Lichfield's Trent Valley Station, from which there are regular services to Bromsgrove, Redditch and London Euston, making this an ideal location for commuters working in the capital. Lichfield itself offers a fantastic selection of bars, restaurants, and pubs, along with boutique shops and cosy cafes. This apartment will be sure to attract interest from a variety of buyers, from first time buyers, to downsizers or investors, with an attractive potential rental income achievable of approx £750 PCM.

The apartment comprises of entrance hallway with carpeted flooring, electric wall mounted heater, ceiling light point, and doors off into the two bedrooms, family bathroom, and living room.

The master bedroom is a light and spacious living room with carpeted flooring, uPVC double glazed window to the rear aspect, and an electric wall-mounted heater. The second bedroom is a further well-proportioned room with carpeted flooring, uPVC double glazed window to the rear aspect, and a wall mounted electric heater - this room if not used as a bedroom, could be utilised as a home office or study.

The modern family bathroom comprises of panelled bath with shower over, low level WC, sink, and a uPVC double glazed window to the side aspect.

The living room has carpeted flooring, window and door out the balcony plus a door opening into the modern fitted kitchen.

Outside, the property has the benefit of an allocated parking space.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Approx 85 years remaining on the Lease. Service charge £1200 per annum. Ground rent TBC.

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

**Property construction:** Traditional

**Parking:** Allocated

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric storage heaters

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

**Broadband type:**

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 A

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

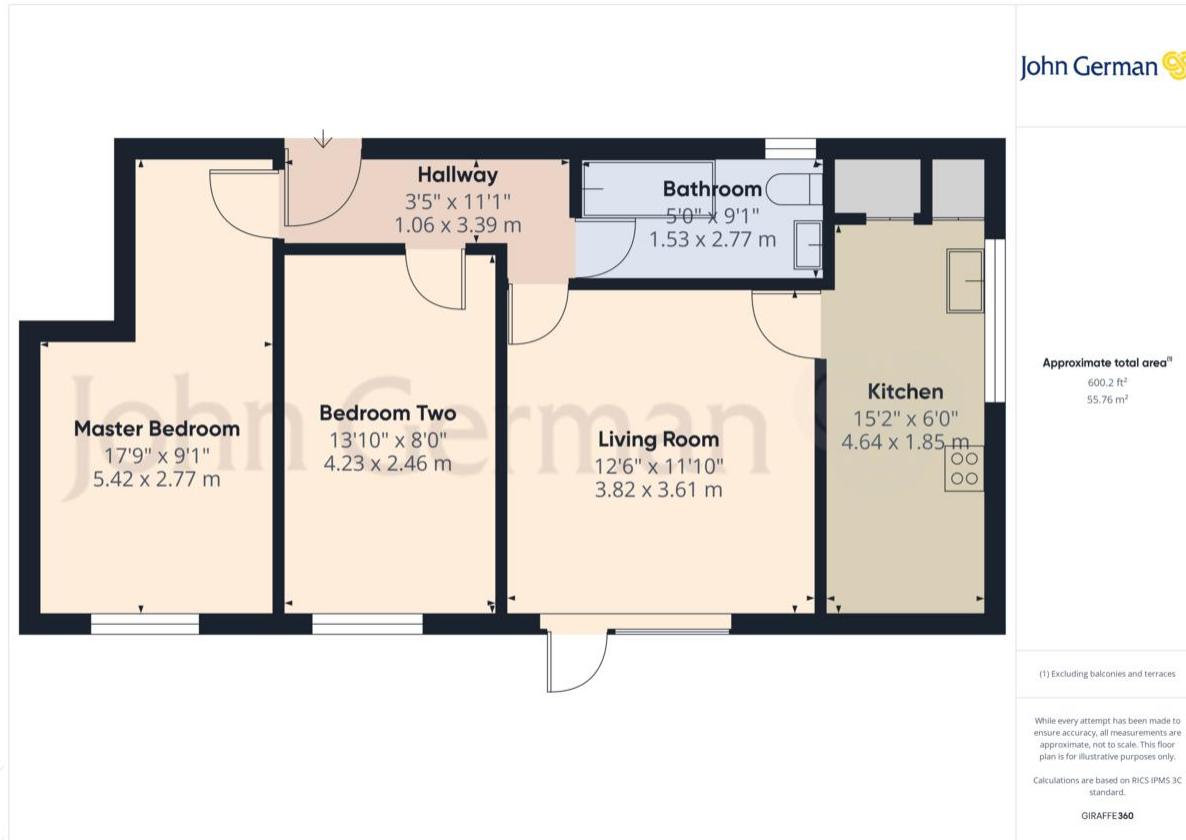
Our Ref: JGA/17042025





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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



## Agents' Notes

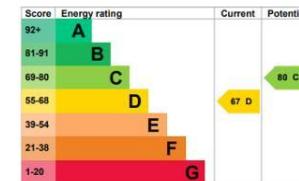
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## Referral Fees

**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.

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## John German

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