

Sarah Siddons House

Wade Street, Lichfield, WS13 6HL



View from lounge

One bedroomed second floor apartment for the over 55's in a sought after central Lichfield location.

Spacious Lounge, Fitted Kitchen
Shower Room
Lift from ground floor
Communal Sitting Area
SCOPE FOR IMPROVEMENT

Guide Price **£75,000**

John German

This well planned apartment is in Sarah Siddons House on Wade Street, a great location for Lichfield's Cathedral city centre and the bus links, local shops and amenities.

The accommodation comprises;

Entrance Hall which has a wall mounted intercom connected to the ground floor entrance. Useful cupboard with storage space and hot water system. Spacious **Lounge** with a rear aspect window and night storage heater. **Kitchen** with base and wall cupboards, stainless steel sink and work surfaces. **Double Bedroom** with a built in double wardrobe and night storage heater. **Shower Room** with a white suite comprising low flush w.c, wash basin and tiled corner shower. Dimplex fan heater.



To view this property please call John German Estate Agents at the Lichfield Office.

Tenure

Leasehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative). Term of approximately 98 years subject to a monthly service charge of £143.03 (currently).

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.

Local Authority

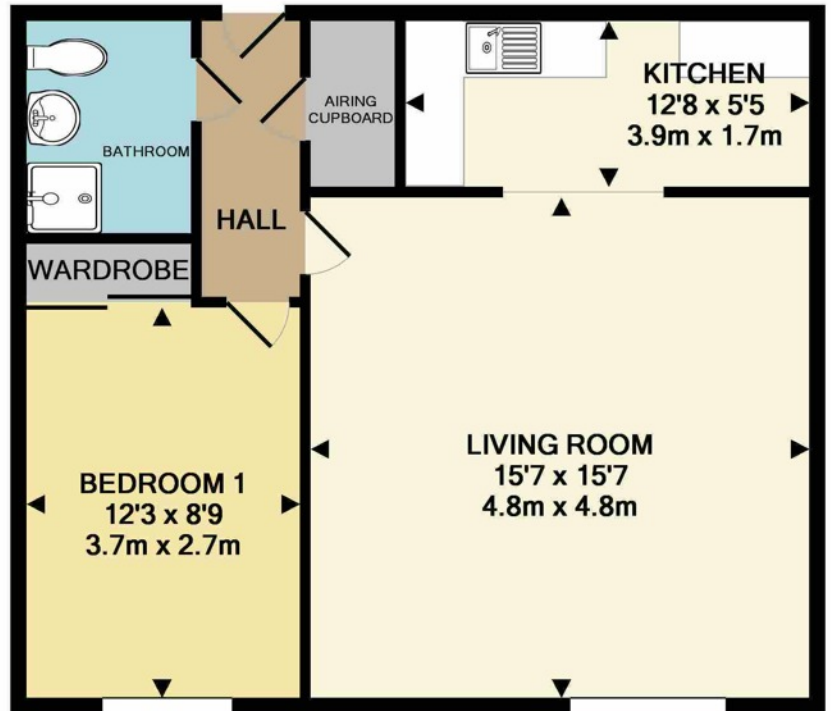
Lichfield District Council

Useful Websites

www.environment-agency.gov.uk/maps
www.lichfielddc.gov.uk

JGA/250117

(DRAFT - Awaiting approval, may be subject to amendment)
NP/KLT/LC



Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2017

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.

Measurements

Please note that our rooms sizes are quoted on a wall to wall basis.



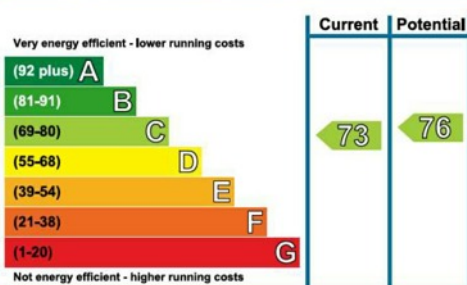
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Energy Efficiency Rating



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

JohnGerman.co.uk Sales and Lettings Agent