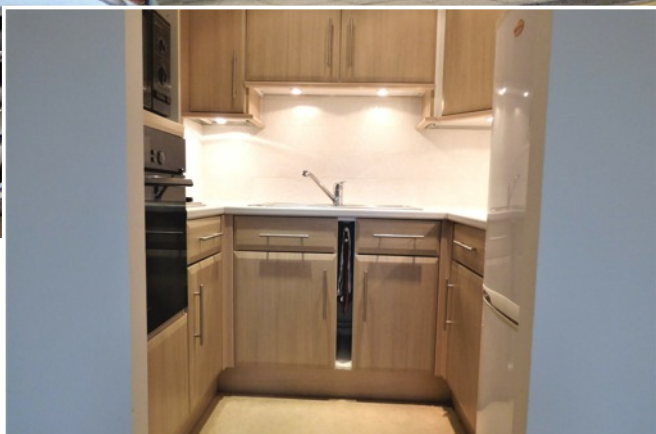


# Sarah Siddons House



Wade Street, Lichfield, WS13 6HL



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

Communal Hall and Entrance with lift  
Communal Facilities including Lounge and Laundry  
Entrance Hall, Cloaks Storage, Lovely Lounge  
Refitted Kitchen, White Bathroom/Shower/w.c  
Double Bedroom with built in wardrobes.

NO UPWARD CHAIN

**Guide Price £85,000**

**John German**

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 but with the advantage of communal facilities including a large lounge, laundry, development manager and a fitted pull cord alarm system.

The accommodation comprises;

**Carpeted communal entrance hall, staircase and lift.**

**Entrance Hall** to the apartment with a wall mounted intercom connected to the ground floor entrance and a modern Dimplex electric heater.  
**Cloaks/Storage Cupboard** also housing the hot water system.

**Lovely Spacious Lounge** with window facing into Wade Street, covered ceiling, spotlights, Dimplex electric heater, archway to **Modern Refitted Kitchen** with an extensive range of timber finished base, wall and display units, contrasting worktops, pull out larder unit, built in Bosch electric oven, electric hob, stainless sink and mixer tap, space for a fridge/freezer.

**Good Sized Double Bedroom** also facing to the front with Wade Street aspect. Extensive range of built in wardrobes, drawers, bedside unit and dressing table.

**Modern white Bathroom** including panelled bath with Triton shower above, wash hand basin, w.c, splash back tiling, extractor fan and electric heated ladder towel rail.

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

**Tenure**

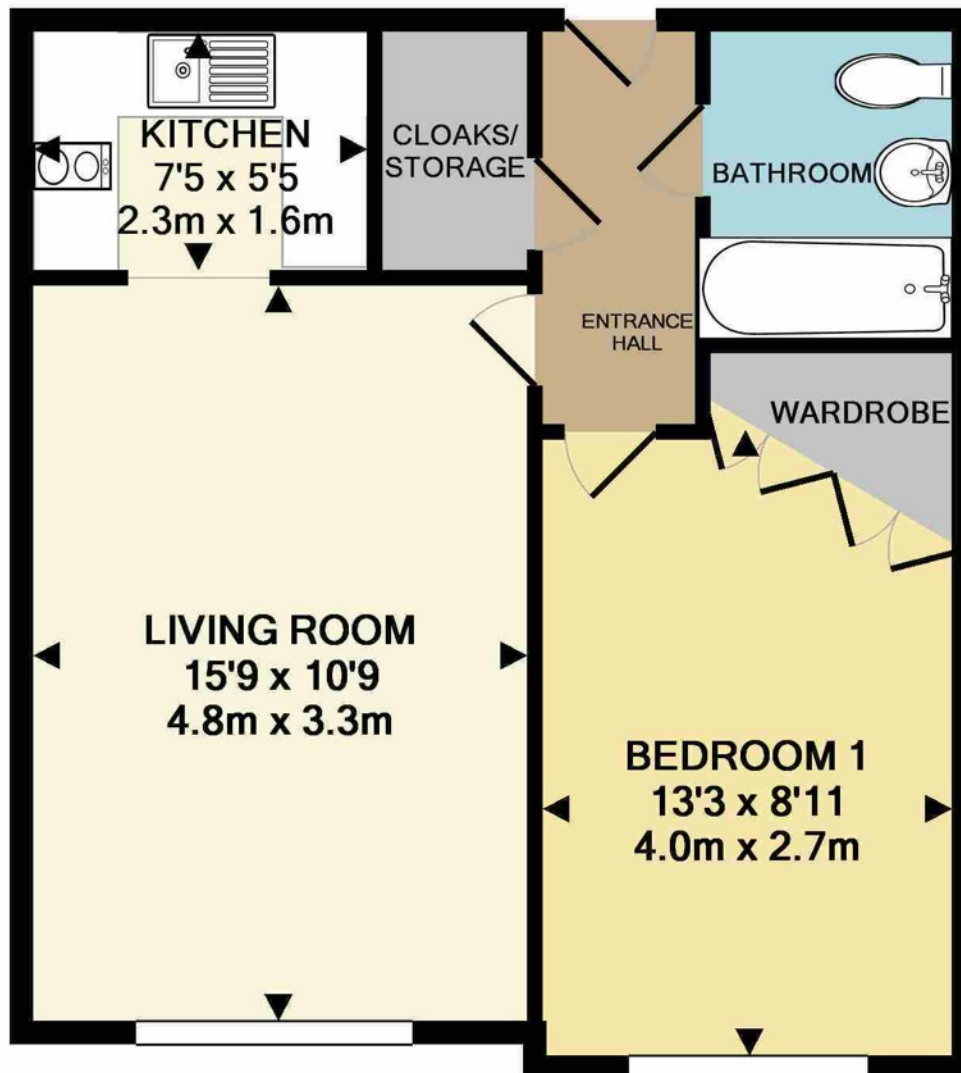
Leasehold. 125 years from 1989.

**Service charge**

£143.00 per month including the ground rent.

**Notes**

The Dimplex heaters work on both Economy 7 electricity as a night storage system and will also work as convection heaters on day-time electricity if required.



**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





### 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](http://www.environment-agency.gov.uk/maps)  
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

JGA/170817

JGB/170817

MA/KLT/LC

### 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.



### John German

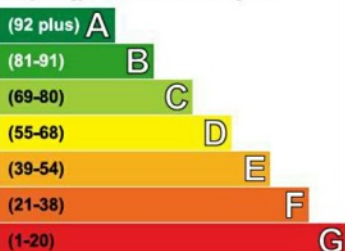
29 Bore Street, Lichfield  
 Staffordshire WS13 6LZ

**01543 419121**

[lichfield@JohnGerman.co.uk](mailto:lichfield@JohnGerman.co.uk)

### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

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