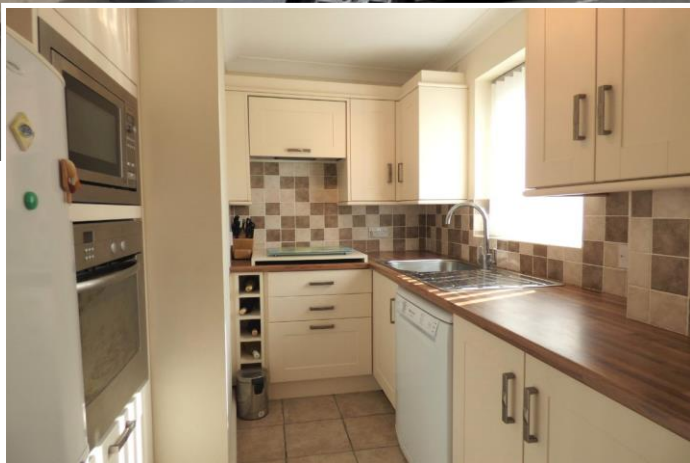


# Sarah Siddons House

Wade Street, Lichfield, WS13 6HL



Much improved and tastefully presented first floor apartment for the over 55's in a sought after and ultra-convenient city centre location with communal facilities and part time house manager.

Guide Price £167,000

John German

Literally within a few hundred yards of the city centre shops including Marks & Spencer, Debenhams, Boots etc and also very conveniently placed for the city station. The market square that hosts a variety of visiting markets is within a few minutes walk and the Garrick Theatre is more or less on the doorstep.

This well maintained retirement development has a part-time house manager, a generously sized residents lounge, laundry facilities and emergency pull cords within the apartment.

#### Accommodation

Carpeted communal hall with secure entry phone system, staircase and lift. First floor landing gives access to the apartments individual entrance hall which is arranged as a large open plan dining hall with coved ceiling, cloaks storage cupboard and open access to the adjacent lounge which has a Wade Street facing bow window with wide display sill, electric wall mounted heater, coved ceiling. The fitted kitchen leads off the lounge and has a further Wade Street facing window, a range of white base, drawer and wall units, complementary worktops, stainless sink, Bosch built in oven and microwave, induction hob, extractor hood, space for a fridge/freezer and dishwasher, coved ceiling.

Leading off the dining hall and a small area of inner hall are the two bedrooms and bathroom. Both bedrooms are of double size and both have built in wardrobes, shelving, coved ceilings, front facing windows and electric heaters.

The shower room has been tastefully and stylishly refitted and includes a white and chrome suite with walk in shower enclosure, low level w.c, bidet, wash hand basin, chrome heated towel rail, vanity mirror and extensive tiling.

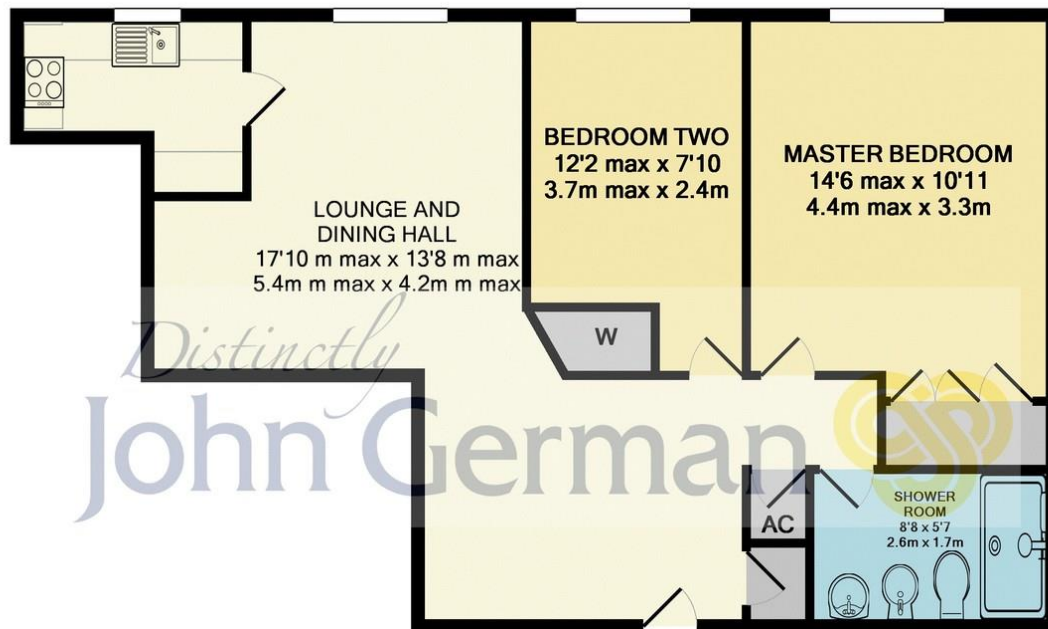
Tenure - Leasehold. (Purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease from 1989. Service charge £146 per month including the ground rent.

**Services** - Mains drainage, water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Council** - Lichfield District. [www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

Ref: JG/280818

DRAFT (awaiting approval, may be subject to alterations).



TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.1 SQ.M.)

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

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#### Floor Plan Clause


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



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#### 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 now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

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

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