

Price £65,000

Jayman
www.jayman.co.uk

Estate Agents



Homelodge House

Lichfield, Staffordshire, WS13 6XD

Homelodge House, Lichfield, Staffordshire WS13 6XD

*** REDUCED PRICE ***

Jayman are delighted to offer for sale, this one bedroom first floor retirement apartment, at Homelodge House on Frog Lane, Lichfield.

Location is everything and there's no better location than this, situated right in the heart of Lichfield, opposite the Garrick Theatre. Close to the shops, restaurants and local amenities, this apartment has to be viewed to be appreciated. Early booking is recommended.

Briefly comprising of an entrance hall with useful storage cupboard, lounge, kitchen, bedroom with fitted wardrobes, bathroom.

The building has an assigned House Manager. For periods when the Manager is off duty, a 24 hour emergency careline response system is in place. There is a laundry room on site, communal lounge, lovely communal gardens with patio areas, guest parking and a lockable mobility scooter compound. A visitors apartment is also available to rent at reasonable rates.

The building consists of 45 properties in total, set over three floors, serviced by a lift. It is a condition of purchase that residents must be over the age of 60

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Offered with NO CHAIN.

Unfortunately due to the lease no pets are allowed.

Hallway

With doors leading to storage room, bathroom, lounge and bedroom.

Lounge 10'5" x 17'0" (3.2 x 5.2)

Having archway into kitchen area.

Kitchen 6'10" x 5'2" (2.1 x 1.6)

Having wall and base units, stainless steel single sink with chrome mixer tap. Space for fridge freezer and cooker,

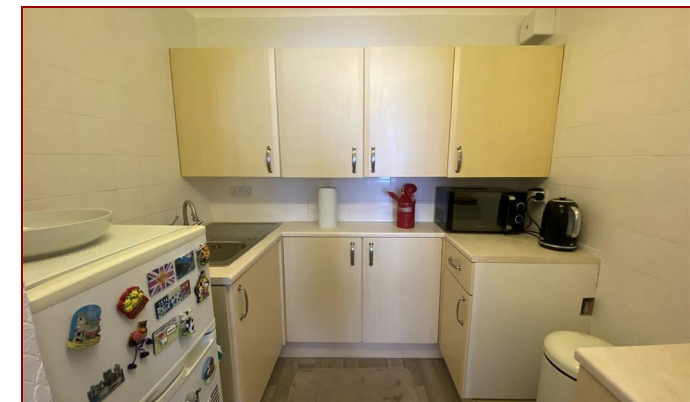
Bedroom 8'6" x 13'9" (2.6 x 4.2)

With two fitted wardrobes.

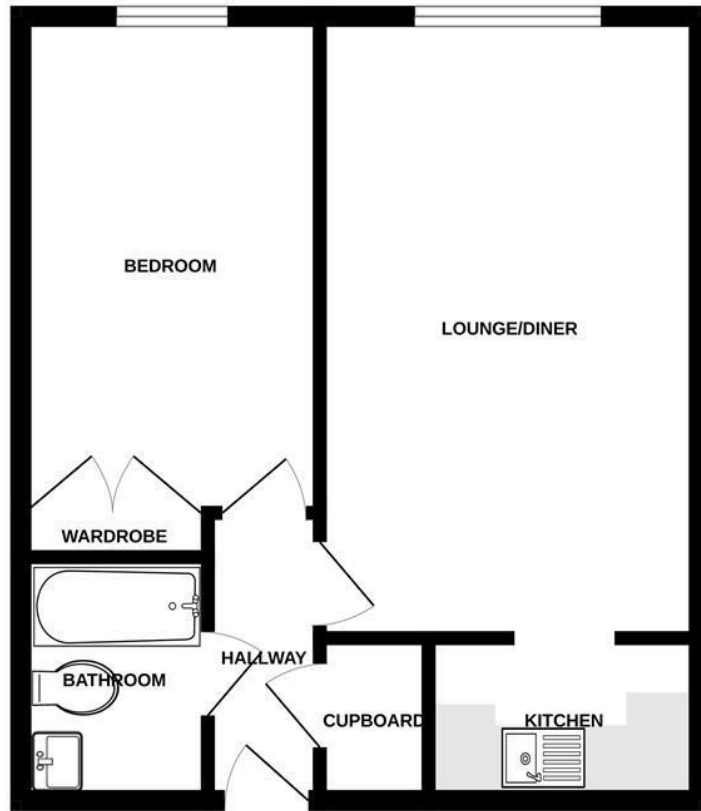
Bathroom 5'2" x 6'6" (1.6 x 2)

Having an electric wall heater, vanity unit with basin above, bath.

Store Cupboard 3'2" x 4'3" (0.97 x 1.3)



FIRST FLOOR



HOMELODGE HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

