

New Minster House

Bird Street, Lichfield, WS13 6PR

John 
German





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£550,000

Arguably with some of the best views in Lichfield including the Three Spires of Lichfield Cathedral, Minster Pool, the memorial garden and Beacon Park, a stunning second floor apartment of style and space with extra large full width balcony.



Forming part of this modern high specification landmark building that sits almost on the edge of Minster Pool and has the most captivating of views across this historical quarter of the city. Purchasing opportunities of this type are seldom seen. This second floor apartment has three double bedrooms and luxury open plan living spaces that are perfect for purchasers that want ultra comfortable 'lock up and leave' accommodation. There is double glazing to all windows with fitted plantation shutters to some. On the doorstep of city restaurants, shops, theatre and transport amenities.

The spacious and contemporary communal hall has a secure entry video system and offers the choice of stairs or lift access to all floors.

Beyond the front door of the apartment lies a substantially sized entrance and reception hall which provides a central access point to all rooms within the apartment including a cloak cupboard and adjacent airing/storage cupboard. Oak finished doors and top of the range wood effect vinyl flooring are both durable and attractive.

The standout feature of this property is undoubtedly the full width stone steel and glass balcony accessible from the main living spaces and the master bedroom and overlooking the Cathedral, Minster Pool, memorial garden and Beacon Park. Open plan and contemporary is the theme of the combined lounge/dining areas and adjacent kitchen with a mix of top of the range wood effect vinyl and tiled flooring, bespoke built cabinet feature in the lounge, low voltage ceiling spotlights, picture windows to take advantage of the views and balcony access creating a light and airy living space. The fitted kitchen has a full range of high gloss base and wall units with granite worktops and upstand, sink unit and built in appliances to include a double oven, electric hob, extractor hood, dishwasher, fridge/freezer and washer dryer.

The master bedroom enjoys all the best views and has balcony access. It includes a comprehensive range of bespoke built in bedroom furniture and also has its own fully tiled ensuite with double width shower, low level WC and wash hand basin plus a heated towel rail. Bedroom two also enjoys the best of views and also has a full width range of built in bedroom furniture. Bedroom three is currently used as a study but large enough to be an ideal guest's double room.

The main bathroom is stylishly finished to include full height tiling and a white and chrome contemporary suite to include bath with shower over, low level WC and wash hand basin plus a heated towel rail.

Last but not least is letting buyers know that this property comes with the added benefit of a spacious ground floor locker store for bikes, suitcases, Christmas trees etc.

Outside - Secure gated parking for one car with an annual cost of £500.

Viewing: Strictly by appointment only.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

125 year lease from July 2005. Service charge is approx. £3000 per annum. Ground rent is £175 per annum

Property construction: **Parking:** Secure parking for one car **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains

Heating: Electric heating with thermo controlled radiators
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14062024

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Approximate total area⁽¹⁾

1037.42 ft²
96.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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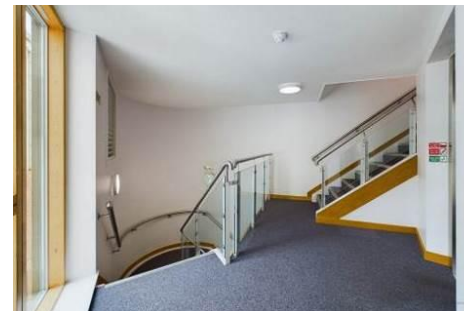
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 81 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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