

St. Mary's House

Victory Close, Lichfield, WS14 9FR

John 
German



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£220,000

An attractive two bedroom apartment offered to the market with no onward chain situated in the ever popular Cathedral city of Lichfield.

This modern two bedroom, third floor apartment is situated on a popular modern development nestled next to Shortbutts Park, located just off Shortbutts Lane. It is a very popular residential location due to its close proximity to nearby schools and transport links including the A38, A5 and two rail stations that offer services to Birmingham, Bromsgrove, London Euston plus many more. The city centre is home to a range of boutique shops, cosy cafes, markets, pubs and restaurants. Beacon Park, Minster and Stowe Pools provide some lovely scenic walks. For local schooling this property falls into the catchment area for St. Michael's C of E Primary School and for secondary education it's The Friary School.

Briefly the apartment comprises of an entrance hall with spacious lounge/diner with multiple windows providing natural light. A separate modern kitchen has a range of white wall and base fitted units with complementary roll edge work tops and appliances including a cooker, gas hob and washer dryer. There are two double bedrooms, one of which has a fitted wardrobe and its own en suite shower room. In addition there is a separate family bathroom.

Outside the property has allocated parking for one vehicle and visitors spaces available.

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

Lease commenced 1st January 2007 for 150 years. Ground rent £150 (paid twice yearly £75). Service charge £1215.66 per annum (2025) paid 1st January yearly.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional **Parking:** Allocated parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 B

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

Our Ref: JGA/16092025

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Agents Note: Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.







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