St. Mary's House

Victory Close, Lichfield, WS14 9FR





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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 mode in 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 CofE(C) 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 a re 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

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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.













John German 🥨



Agents' Notes

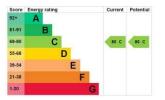
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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