



Connells

The Malthouse Cairns Close
Lichfield

The Malthouse Cairns Close Lichfield WS14 9TP

for sale
£250,000



Property Description

****PRIVATE ALLOCATED PARKING SPACE FOR NEW OWNER PLUS SEVERAL VISITORS PARKING SPACES****

****SHORT STROLL INTO LICHFIELD CITY CENTRE****

****THE FAMOUS LICHFIELD ALE-HOUSE, THE DUKE OF WELLINGTON JUST AROUND THE CORNER****

****BEING OFFERED FOR SALE WITH NO ONWARD CHAIN****

CALL US TODAY TO REGISTER YOUR INTEREST

****NO ONWARD CHAIN** **WOW**
Welcome to THE MALTHOUSE**

Connells Lichfield are just delighted to offer for sale this simply stunning apartment situated in a Grade II listed converted Victorian Malt House which dates back to the late 1800's. The property retains a lot of the original features together with SECURE GATED ENTRY whilst offering contemporary living accommodation and is located within a short distance of Lichfield's vibrant heart with a broad choice of shopping and leisure facilities including the Three Spires Shopping Centre, Market Square, pubs, restaurants and the Garrick Theatre. ****STUNNING PRIVATE HOME WITH PRIVATE PARKING IN THE CENTRE OF LICHFIELD****

The property itself enjoys an upper floor localé and boasts intercom entry, two bedrooms *the master is an absolute delight and could double as another living room* kitchen diner-sitting room and bathroom

Lichfield is superbly located for commuters with access to the A38/A5 and M6 Toll roads, rail stations providing access to both Birmingham New Street and London Euston and airports at Birmingham International and Nottingham East Midlands. The property is well presented throughout and boasts an allocated parking space and additional visitor spaces are available if required.

Viewing is highly recommended to appreciate the superb specification of this most unique building offering luxury living to the highest of standards.

****CALL CONNELLS TODAY****

****EXTRA LARGE TWO BEDROOM UPPER FLOOR APARTMENT IN THE FAMOUS MALT HOUSE IN CENTRAL LICHFIELD****

Intercom Entry

Hallway

Lounge
10' 7" x 10' 3" (3.23m x 3.12m)

Kitchen Diner
11' 7" x 13' 1" (3.53m x 3.99m)

Bedroom One
17' 4" x 9' 5" (5.28m x 2.87m)

Bedroom Two
13' 5" x 8' 5" (4.09m x 2.57m)

Bathroom With Bath And Shower

Stunning Period Development

Lichfield City Centre Location

STUNNING DEVELOPMENT OF
MODERNISED APARTMENTS

AN ABSOLUTE MUST VISIT TO BE
APPRECIATED FOR SIZE AND
CONIDITION

PERFECT FOR FIRST TIME BUYERS OR
INVESTORS

EXTRA LARGE LOUNGE DINER

TWO BEDROOMS

MODERN EXTRA LARGE BATHROOM

UPPER FLOOR PROPERTY IN CENTRAL
LICHFIELD

CALL CONNELLS TODAY FOR MORTGAGE
ADVICE OR HOME VALUATIONS









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LFD311170

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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