

Connells

The Malthouse Cairns Close Lichfield

The Malthouse Cairns Close Lichfield WS14 9TP







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

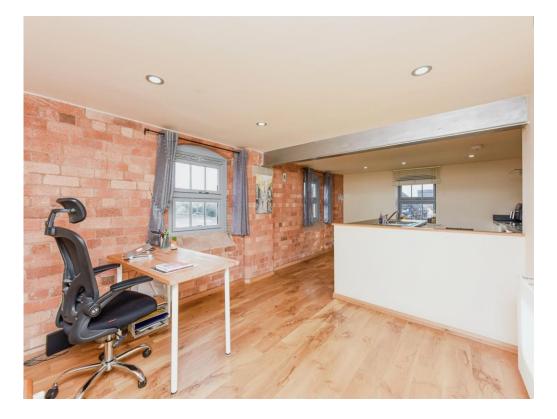
EXTRA LARGE LOUNGE DINER

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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EPC Rating: C

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



Tenure: Leasehold



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.