



4 Andrews House Lower Sandford Street,
Lichfield WS13 6QY

Downes & Daughters
ESTATE AGENCY

4 Andrews House Lower Sandford Street, Lichfield WS13 6QY Offers in excess of £175,000

A well presented ground floor apartment in this centrally located landmark 'Over 60s' development occupying an enviable corner position within the block, directly opposite the onsite hairdressers and laundry and views toward Beacon Park and glimpses of Lichfield Cathedral. Andrews House occupies a prime central, yet quiet, location perfectly situated for the convenience of town centre shopping and is only moments away from Beacon Park, the Cathedral and a short walk to many restaurants, cafes and bars. This ground floor apartment is presented in a modern style with the accommodation comprising: entrance hallway with automated front door and storage cupboard, bedroom one with fitted wardrobes, bedroom two, shower room, living and dining room and a refitted kitchen with two storage cupboards and views over the communal gardens toward Beacon Park. Further benefits of Andrews House include: two lifts giving access to the upper floors, an on-site scheme manager, emergency pull chord alarm, residents' lounge, hairdressers and laundry. There is also gated residents' parking (currently a waiting list), visitors' parking, outside covered seating area and beautifully presented communal gardens.

Viewing is essential to appreciate the attractive nature of this apartment, its desirable position within the development and the warm and welcoming community.

INTERNAL ACCOMMODATION

Automated Front Door Opens To • Entrance Hallway With Telecom & Storage Cupboard • Bedroom One With Fitted Wardrobes • Bedroom Two • Shower Room • Living & Dining Room • Refitted Kitchen With Two Storage Cupboards & Views Over Communal Gardens Toward Beacon Park • Glimpses Of Lichfield Cathedral Through The Trees

COMMUNAL AREAS

Reception Hallway With Lift To All Floors (second lift directly outside apartment) • Residents' Lounge • On Site Hairdressers • Laundry • Communal Gardens • Outside Sheltered Seating Area • Secure Residents' Parking (waiting list) • Visitors Parking

FURTHER INFORMATION

On Site Scheme Manager • Emergency Pull Chord Alarm • Leasehold With 119 Years Remaining (TBC By Solicitor) • Ground Rent £0 PA • Service Charge Approx. £299.75 per month PA • Council Tax Band C • Energy Rating ? • Electric Heating • No Onward Chain • Waiting List For Parking Space • Visitor Parking • Managed by Midland Heart Limited • Over 60s With Criteria For Residency





Environmental Impact (CO ₂) Rating		
Current	Minimum	
England & Wales 2020/9/1/EC		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive		
(1-20)		
G		
(21-30)		
F		
(31-40)		
E		
(41-50)		
D		
(51-60)		
C		
(61-70)		
B		
(71-80)		
A		
Very environmentally friendly - lower CO ₂ emissions		
EU Directive		
2002/91/EC		
England & Wales		
Not energy efficient - higher running costs		
EU Directive		
2002/91/EC		
G		
(1-20)		
F		
(21-30)		
E		
(31-40)		
D		
(41-50)		
C		
(51-60)		
B		
(61-70)		
A		
Very energy efficient - lower running costs		
Current	Minimum	
69		
80		



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