



Garrick House
2 Queen Street | Lichfield | Staffordshire | WS13 6QD

FINE & COUNTRY

GARRICK HOUSE

Garrick House is a Grade II listed, grand and imposing Georgian residence nestled in the heart of the historic city of Lichfield, just a short walk to the cathedral and central amenities. Containing three luxurious two-bedroom apartments, all blending historical elegance with the comforts of a high specification, modern development.





The three apartments share the grand entrance hallway with high quality reproduction Minton style flooring, solid panelled traditional front door and elegant staircase giving access to the first and second floor suites.

The ground floor contains the Byron suite. Entering from the grand entrance hall into the spacious open plan lounge / kitchen, the large sash windows allow natural light to flood the space. The high specification kitchen has granite worksurfaces and integral appliances, a perfect space to host and entertain family and friends. There is also a stylish video intercom system.

The shower room contains quality fixtures and fittings including a chrome effect heated towel rail and Bluetooth mirror.

The two bedrooms are both spacious doubles with beautiful high quality sash windows.

The first floor contains the Wellington Suite. Entering from the communal first floor landing into a stylish entrance hall containing the video intercom system and sash window to the front elevation. The open plan lounge area is identical to the ground floor with stunning sash windows flooding the room with light and the fully stocked kitchen having quality fixtures and fittings, with integral appliances and granite work surfaces.

The main shower room is positioned to the rear of the living space as with the ground floor and second floor apartments.

The two double bedrooms have large dual aspect sash windows, the master has a luxurious en-suite shower room.

The second floor contains the Cavendish suite. Although having an almost identical layout to the Wellington Suite, this apartment is set aside by its ultra-high ceilings and stunning exposed beams. As with the other two floors this apartment has plenty of natural light flooding through the many beautiful sash windows. A truly exceptional blend of modern comforts with opulent period splendour. Garrick house is a gem not to be missed.

































Area description:

Lichfield is a beautiful, historic city located in the heart of Staffordshire, just north of Birmingham. Recently voted one of the most desirable cities to live in by the Daily Telegraph, Lichfield is also perfect for a short break or holiday, with streets lined with museums, independent shops, mouth-watering restaurants and luxury accommodation. The city also offers a vibrant nightlife with a mix of countryside pubs and city centre cocktail bars.

Feature bullets:

- Beautiful period conversion
- Three luxury apartments
- High quality fixtures and fittings
- Period features
- Video intercom / entry system
- Allocated parking space
- Central location
- Leasehold – share of freehold on purchase
- EPC rating: D, D & E
- 1 Council Tax band: D

Services

We understand that mains water, drainage and electricity are connected.

Terms

Local authority: Lichfield District Council

Council Tax Band D – payable for each apartment

Lease details: 150 years

Maintenance charge £1000 P/A maintenance charges for each apartment

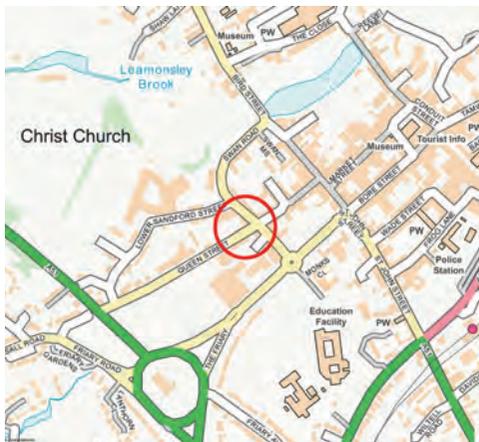
No ground rent.

Broadband: Ultrafast Broadband is available in the area

Mobile Coverage: Both 4G & 5G is available in the area. We advise to check with your provider.

Title

There are restrictive covenants and easements on the Freehold, please speak with the agent for further details.



The Byron Suite

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The Cavendish Suite

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	53 E	
21-38	F		
1-20	G		

The Wellington Suite

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	61 D
39-54	E		
21-38	F		
1-20	G		



FLAT 3



FLAT 2



FLAT 1

OVERALL TOTALS: 2497 sq ft, 231 m²

FLAT ONE: 811 sq ft, 75 m²
 FLAT TWO: 843 sq ft, 78 m²
 FLAT THREE: 843 sq ft, 78 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 01.05.2024







GARY DELANEY

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Over 20 years' delivering and managing professional, award-winning and top-ranking property services.

My passion for the property industry has seen me establish several award-winning sales and lettings businesses in Warwickshire and Worcestershire, after a successful career working for large and small independent agencies as well as the corporate sector.

YOU CAN FOLLOW GARY ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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