



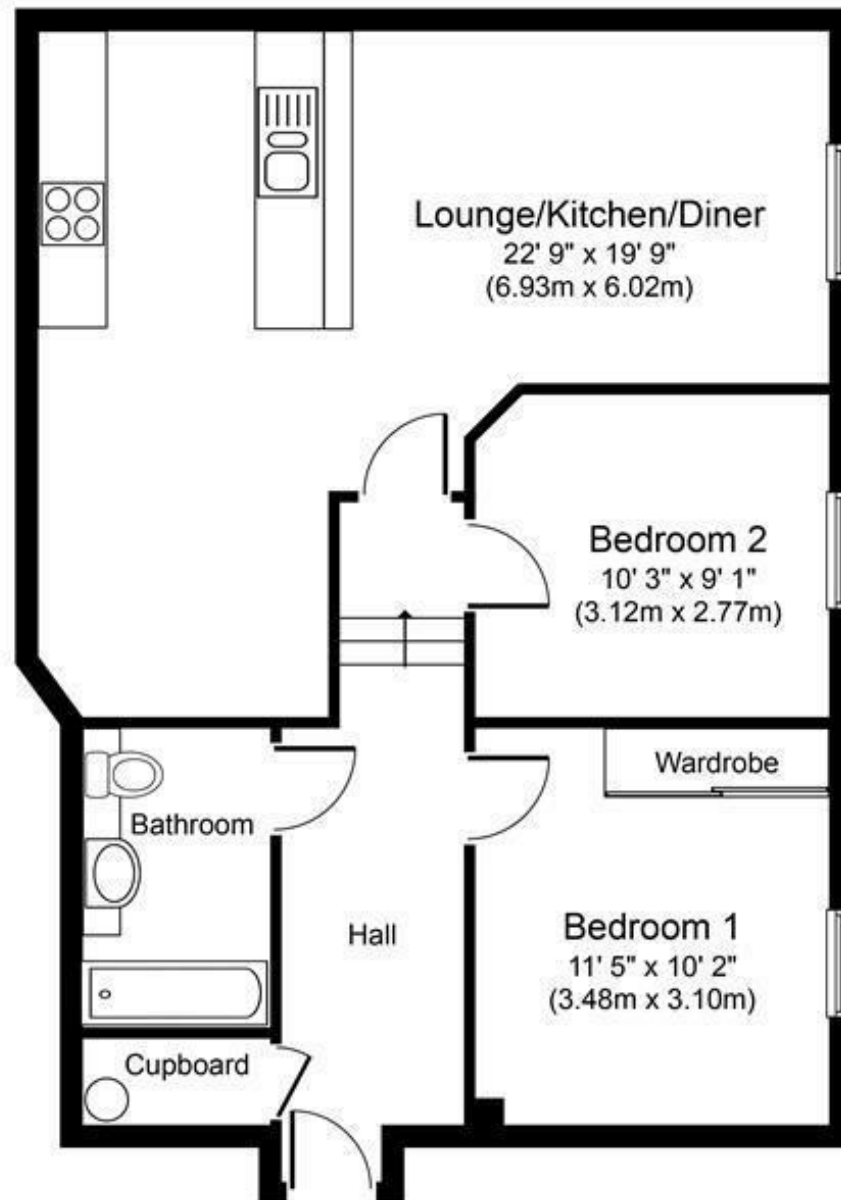
27 The Malt House, Cairns Close, Lichfield, WS14 9TP

Asking Price £210,000

****REDUCED BY A MOTIVATED SELLER****

this superb two bedroomed ground floor apartment is situated in a converted Victorian Malt House which dates back to the late 1800's. The property retains a lot of the original features together with the majority of the LABC guarantee and is superbly located in a secure gated development within a short distance of Lichfield's vibrant heart and broad choice of shopping and leisure facilities including the Three Spires Shopping Centre, Market Square , pubs, restaurants and the Garrick Theatre. 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 apartment has the benefit of double glazing, communal entrance hallway, two bedrooms, family bathroom, open plan lounge/kitchen diner, one allocated parking space and visitor parking is available if required. The property is offered with NO UPWARD CHAIN and viewing is highly recommended to appreciate the superb specification. This property can also be sold as furnished. EPC rating - D

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Approximate Floor Area
705 sq. ft.
(65.5 sq. m)

27 The Malt House

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

COMMUNAL ENTRANCE

having a security coded front entrance door leading to the communal entrance hall which has a vaulted ceiling with exposed brickwork and door giving access through to

ENTRANCE HALLWAY

having a composite front entrance door, radiator, useful built in cupboard with shelving, feature Karndean floor and doors off to all rooms.

OPEN PLAN LOUNGE/KITCHEN/DINING

19'9" x 22'9"

LOUNGE AREA having a double glazed side window, exposed brick work, radiator, inset ceiling spotlights and feature Karndean floor.

DINING KITCHEN fitted with a range of matching gloss wall and base units with Granite work surfaces, co-ordinating upstands and an inset stainless steel sink and a half with drainer. Integrated appliances include a double oven, 4 ring Electrolux induction hob with fitted extractor hood, fridge-freezer, dishwasher and a built in washer-drier. Inset ceiling spotlights, co-ordinating breakfast bar and Karndean flooring. There is also a generous dining space which currently houses a six-seater dining table comfortably

BEDROOM ONE

10'2" x 11'5"

having a double glazed window, radiator, feature Karndean floor, inset ceiling spotlights and fitted wardrobe.

BEDROOM TWO

9'1" x 10'3"

having a double glazed side window, radiator and feature Karndean floor

BATHROOM

Fitted with a modern white Villeroy and Boch suite to incorporate a panel bath with glass shower screen and

mains shower over, low level flush WC, pedestal wash hand basin, Porcelona tiles, bathroom cabinet with built in shaver socket, feature Karndean floor, heated chrome towel radiator, extractor fan and inset ceiling spotlights.

OUTSIDE

The property is accessed via secure electric double gates which lead to the parking area where there is one allocated parking space and additional visitor parking if required.

AGENTS NOTE

We have been advised by the seller that there are 115 years remaining on the lease.

There is a monthly service charge of approx £205.49 which is for the maintenance of communal areas - communal lighting - electric gates - buildings insurance
There is an annual ground rent charge of £358.44

****Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.****

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

