



Quarry Lodge Tamworth Road, Lichfield
Lichfield WS14 9EY

Downes & Daughters
ESTATE AGENCY

Quarry Lodge Tamworth Road, Lichfield Lichfield WS14 9EY £249,950

A well presented, bright and spacious ground floor apartment in this attractive property in a desirable South Lichfield location. This highly coveted Grade II listed building complete with castellated parapet walls, turrets and crenellations, is a popular landmark on the rural fringe of the Cathedral City set within neatly presented communal grounds. The apartment itself has undergone a complete refurbishment in the last year and is now offered for sale with no onward chain. Benefitting from its own private entrance, the accommodation comprises: Entrance hallway with two storage cupboards, attractive kitchen, modern shower room, principal bedroom with large walk in bay window and original shutters, spacious living room with exposed brick chimney and gas log burner style fire, a link hallway leading to an octagonal study. Externally the well kept grounds are for communal use with parking to the fore and side and a privately owned single garage in a separate block.

Viewing is essential to appreciate the abundant charm of this historic property and its flawless presentation.

INTERNAL ACCOMMODATION

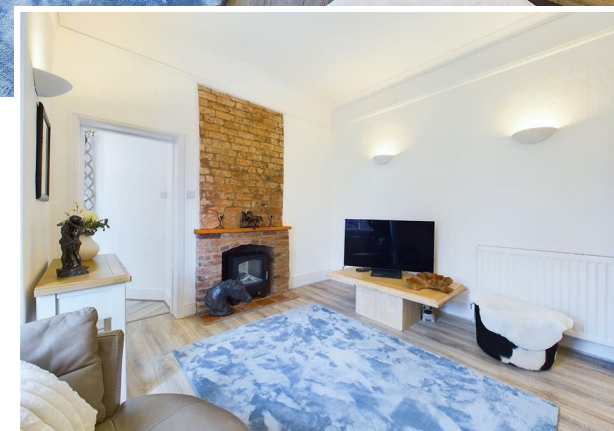
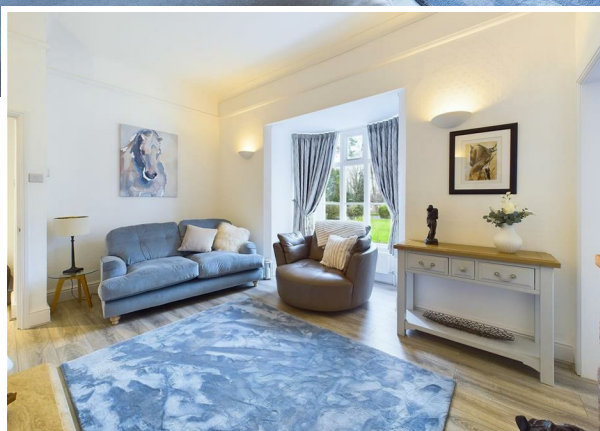
Entrance Hallway With Two Storage Cupboards • Kitchen • Shower Room • Bedroom With Large Walk In Bay Window & Original Shutters • Living Room Also With Walk In Bay & Attractive Exposed Brick Fireplace With Gas Log Burner Style Fire • Inner Hallway • Octagonal Study / Studio

OUTSIDE

Residents' & Guest Parking • Single Garage • Beautifully Presented Lawned Formal Gardens With Patio & Gravel Seating Areas • Hidden Outdoor Drying Area •

FURTHER INFORMATION

Leasehold 110 Years From 2012 (TBC By Solicitor) • Service Charge Of £1,680 PA • Ground Rent £150 PA • Council Tax Band C • Grade II Listed • No Onward Chain • All Mains Services Connected •







Not All Agents Are Equal...

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Environmental Impact (CO ₂) Rating		
Current	Target	Rating
		A
		B
		C
		D
		E
		F
		G
Energy Efficiency Rating		
Current	Target	Rating
		A
		B
		C
		D
		E
		F
		G
England & Wales 2020/21 EC		
		A
		B
		C
		D
		E
		F
		G

