

# 45 Homelodge House

Castle Dyke, Lichfield, WS13 6XD

John German



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£85,000

## A city centre ground floor retirement apartment offered to the market with no onward chain in a city centre location.

Offered to the market with no onward chain and situated in the heart of Lichfield's city centre is this well-appointed retirement apartment boasting facilities such as an on-site manager, residents lounge and laundry along with lift access to all floors. A secure entrance system provides access to the welcoming and well-decorated communal hall and this ground floor flat is located conveniently close to the communal lounge and laundry and has a lovely aspect overlooking Wade Street.

The apartment entrance door leads into an entrance hall which has an airing cupboard/storage cupboard leading off, brand new carpeted flooring and doors off into the shower room, lounge/diner and bedroom. A well-proportioned and well-presented lounge/dining room enjoys a window view and door access to Wade Street and has a traditionally styled fireplace with electric fire included and emergency pull cord. Access leads to the kitchen which has a range of base and wall units, roll top work surfaces, stainless steel sink, built-in cooker and hob, spaces for a fridge and freezer.

Leading off the hall is the double bedroom with built-in mirror-fronted wardrobe and a long window overlooking Wade Street. The shower room has modern aqua-boarded walls and a walk-in showering area, low-level WC and wash hand basin/vanity unit.

### Communal facilities

- 1) Development manager (warden) control.
- 2) Resident's lounge/function room.
- 3) Guest flat.
- 4) Laundry.
- 5) Courtyard communal garden.

**Tenure:** Leasehold. Length of lease 125 years from 1984. Ground rent £260 per half year. Service charge: £1,500 per half year. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** None

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

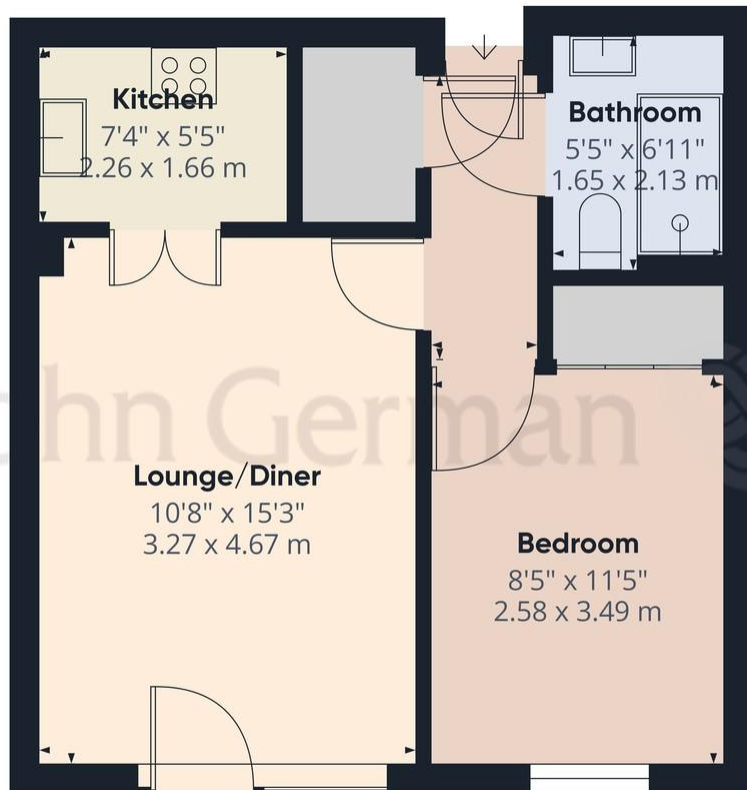
**Local Authority/Tax Band:** Lichfield District Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/020426







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Approximate total area\*\*  
404 ft<sup>2</sup>  
37.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

### Agents' Notes

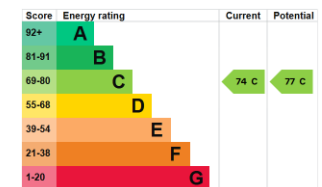
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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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