

Lovett 
& Co.
estate agents

Homelodge House Lichfield City Centre

RETIREMENT
PROPERTIES
For Sale/Rent
0333 321 4075

HOMELODGE
HOUSE



Lovett&Co. Estate Agents are pleased to offer for sale this one bedroom second floor apartment situated in the heart of Lichfield City centre.

The property is available for the over 60's, it is warden controlled and has an onsite manager plus 24 hour care line.

Other benefits include: residents lounge and laundry, garden, lift to all floors, residents and visitors parking plus a secure electronic entrance door.

Situated in the cathedral city of Lichfield and within walking distance of the city centre with its diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station just a few minutes walk.

The property has is set on the second floor and can be accessed by either the staircase or lift and comprises: hallway, lounge-diner, kitchen, bathroom and double bedroom. The property is all electric.

RECEPTION HALL:

Entrance door, light point, doors to the lounge-diner, shower room and storage cupboard.

LOUNGE-DINER:

Carpeted flooring, light points, wall heater, window to the front, ample space for dining table and chairs, opening to the kitchen.





KITCHEN:

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring electric hob with extractor hood, space for a fridge-freezer, ceiling light and vinyl flooring

BEDROOM ONE:

Built in wardrobe, carpeted flooring, wall heater, ceiling light point and window to front. .

SHOWER ROOM:

Modern white suite comprising: large walk in shower cubicle, vanity unit with wash hand basin, low level WC and cabinets, towel rail and ceiling light. .

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details





to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

