

Asking Price £198,000

Jayman
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Estate Agents



Pear Tree Close

Lichfield, WS14 9GP

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Two-Bedroom Apartment in Prestigious Pear Tree Close - Exceptional Finish, Prime Location, and no chain!

Jayman is proud to offer this immaculately presented two-bedroom residence, nestled within the highly sought-after Pear Tree Close development. This luxurious apartment has been thoughtfully upgraded to provide both comfort and style - ideal for discerning professionals or those seeking a sophisticated city base.

Upon entering, you're welcomed by a spacious hallway that sets the tone for the quality throughout. The apartment boasts brand new, premium carpeting in both double bedrooms, complemented by high-end flooring through the hallway and elegant living space. Freshly redecorated throughout in Deluxe Diamond Matt 'Timeless', the interiors exude a calm, contemporary elegance that is move-in ready.

Step into the modern kitchen, which opens onto a private, non-overlooked balcony - perfect for morning coffee or evening relaxation with space for stools and a pleasant garden of shrubs below.

Additional features include:

- Two double bedrooms, the master bedroom has a spacious en-suite shower room
- Contemporary family bathroom
- A well-appointed kitchen with modern finishes
- Car port, with access to a secure, locked rear area — ideal for a motorcycle, bicycles or valuable additional storage

The property is a short walk to Lichfield City train station and a stroll away from Lichfield Cathedral and the city centre, with its boutique shops, fine dining, and historic charm.

It is an ideal home for commuters or those seeking refined city living, viewing is highly recommended to appreciate the exceptional standard and peaceful ambiance this apartment offers.

Leasehold Details:

Lease: 125 years from 1 May 2007

Ground Rent: £300 per annum

Service Charge: £794.97 every six months (subject to review)

Entrance hallway

Step into a bright and welcoming entrance hallway, setting the tone for the stylish interiors beyond. Complete with a built-in storage cupboard - ideal for coats, shoes, and seasonal essentials. Elegant new flooring flows seamlessly through to the main living areas, creating a sense of space and cohesion.

Lounge 11'3" x 11'7" (3.43m x 3.53m)

The spacious lounge is a standout feature of the home, bathed in natural light and finished with brand new, high-quality flooring. A versatile space, ideal for both relaxing and entertaining.

Kitchen 10'2" x 11'11" (3.10m x 3.63m)

Sleek and contemporary, the kitchen is equipped with integrated appliances, including a fridge/freezer and washing machine, plus an electric oven and gas hob. A private door leads directly out to the balcony, providing a seamless indoor-outdoor living experience.

Bedroom One 9'6" x 11'6" (2.90m x 3.51m)

A tranquil and stylish double bedroom featuring plush new carpets and a built-in wardrobe for ample storage. This serene retreat also benefits from direct access to a private en-suite, offering comfort and privacy.

En-suite 6'5" x 4'10" (1.98 x 1.48)

The en-suite is finished to a high standard, with a modern shower cubicle, WC, and hand basin — a perfect complement to the primary bedroom.

Bedroom Two 7'4" x 11'7" (2.24m x 3.53m)

A well-proportioned second double bedroom, also newly carpeted and ideal as a guest room, home office, or stylish dressing space.

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some

deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS**

These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567. **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter-relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

Bathroom 6'6" x 5'6" (1.99 x 1.70)

Finished in a modern style, the family bathroom features a full-sized bath, WC, and hand basin — a calm, neutral space ideal for unwinding after a long day.

Outside

Enjoy your own private balcony, thoughtfully positioned to be unoverlooked, allowing for peaceful outdoor moments. There is also an allocated parking space beneath a covered car port, along with access to a secure, locked storage area at the rear — ideal for bikes, a motorcycle, or additional belongings.

Lichfield

Located just north of Birmingham, Lichfield is a charming and historic Cathedral City known for its unique blend of heritage and contemporary living. With excellent transport links via both Lichfield City and Lichfield Trent Valley stations, commuting is effortless.

The city boasts an array of independent boutiques, bars, and restaurants, including the acclaimed Michelin-starred 'Upstairs by Tom Shepherd'. Lichfield also offers an impressive choice of primary and secondary schools, as well as a university campus, making it ideal for families, professionals, and investors alike.

Disclaimer and AML checks

MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. 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 together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers' responsibility to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

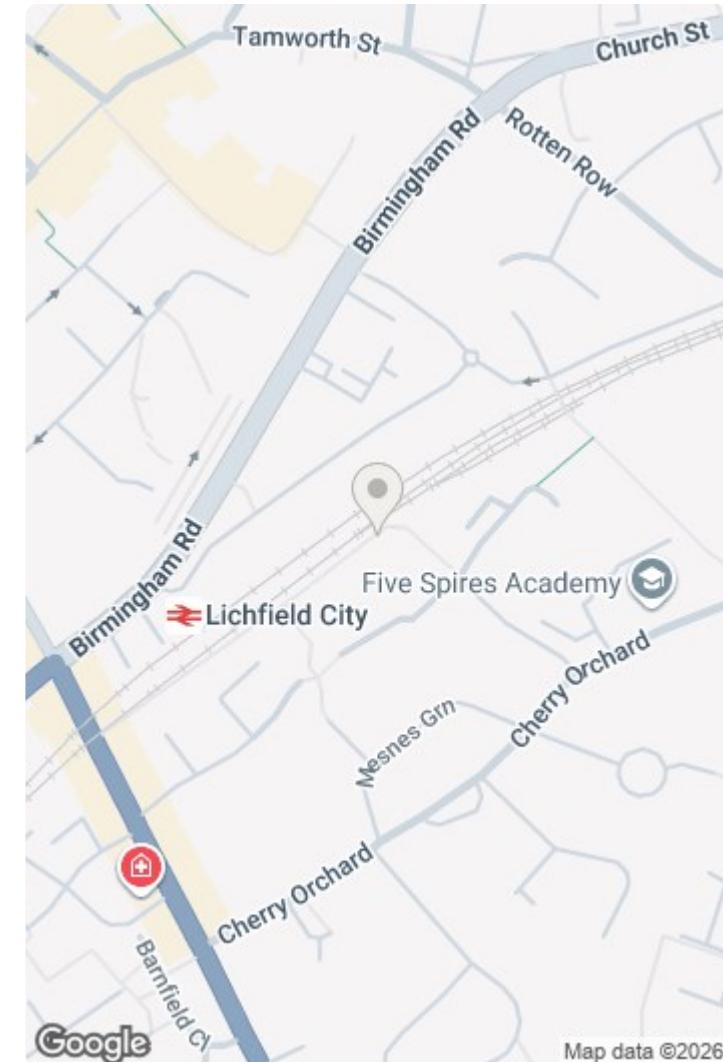
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Our dedicated team is here to make the process smooth, stress-free, and successful.

We pride ourselves on exceptional customer service, guiding you every step of the way with clear communication, expert advice, and a personalized approach tailored to your needs.

Our top priority is to help you achieve the highest possible price for your property, using strategic marketing, local market expertise, and skilled negotiation. Trust us to deliver results with care, professionalism, and your best interests at heart. For a free valuation please contact us.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

