



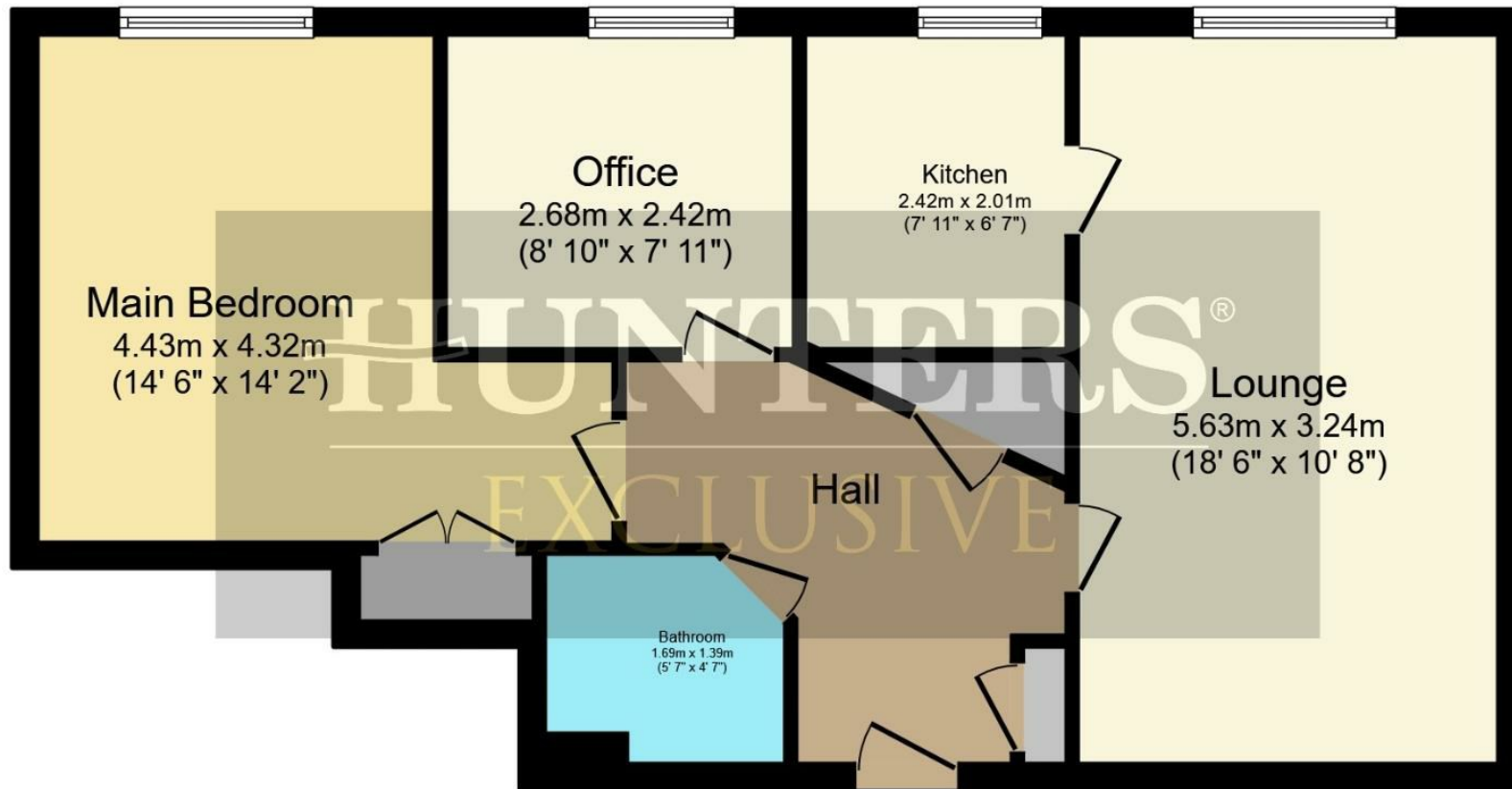
HUNTERS[®]
HERE TO GET *you* THERE

8 Minster Court Bird Street, Lichfield, WS13 6AB
£235,000

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superbly located in the centre of Lichfield with all of its history and heritage and within view of the magnificent three-spired cathedral and Minster Pool is this over 55's RETIREMENT PROPERTY offered for sale with no chain. Lichfield boasts a wealth of cafes, shops and restaurants all on the doorstep. The development is well equipped with an on-site manager, Communal Lounge, Kitchen, Laundry and Terrace as well as a lovely communal garden with direct access onto Bird Street. There is lift access to all floors and the communal areas are wheelchair friendly. The apartment briefly comprises; Entrance Hallway, Living/Dining Room, Kitchen, Two Bedrooms and a Refitted Bathroom. Viewing is essential to appreciate the sense of community available here and the size of the accommodation available. EPC rating - C

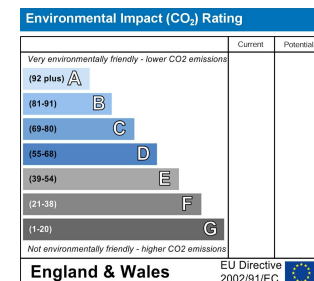
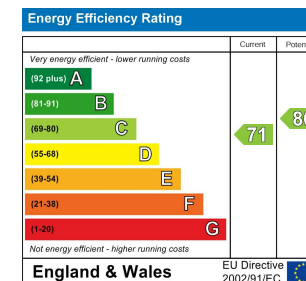


Floor Plan

Total floor area 57.7 sq.m. (621 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Communal Entrance

accessed via a secure entrance door with access to lifts and communal areas

Entrance Hallway

having two ceiling light points, coving, wall mounted electric heater and two useful storage cupboards

Living/Dining Room

having an electric fire suite with a feature mantle and hearth. Two ceiling light points, coving, two wall light points, wall mounted electric heater and a UPVC double-glazed window to the side aspect overlooking Minster Pool and Lichfield Cathedral

Kitchen

having a range of wall and base units, roll top work surfaces and an inset acrylic sink with drainer. Electric oven, microwave, electric hob, extractor hood and integrated fridge-freezer. Ceiling light point, coving

Bedroom One

having a fitted double wardrobe providing ample hanging and storage space. Ceiling light point, coving, wall mounted electric heater and a UPVC double-glazed window with views of Minster Pool and the Cathedral

Bedroom Two

having a ceiling light point, wall mounted electric heater and a UPVC double-glazed window with views of Minster Pool and the Cathedral

Refitted Bathroom

have a panelled bath, a walk in shower enclosure with a mains powered fitment, vanity hand wash basin with an illuminated mirrored cabinet above and a close-coupled WC. Ceiling light point, extractor fan, tiling to the walls, towel radiator and vinyl flooring

Communal Areas and Outside

at the development the below communal services are

available

Communal Lounge

Communal Kitchen

Outside Terrace with seating

Communal Laundry with two washing machines and two tumble driers

Communal Garden with seating and established shrubs and trees. There is also a pedestrian gate which gives access directly onto Bird Street

The development also benefits from an on-site property manager who is available Monday - Friday 9am - 1pm

There is also a guest suite available subject to booking

Service Charges

The property is LEASEHOLD with approximately 106 years remaining on the lease

There is an annual ground rent charge of £857.20


There is an annual service charge of approximately £6,762.00 which covers all of the above mentioned communal areas including the upkeep and cleaning

AGENTS NOTE

There is no parking with this property - potential purchasers should make their own enquiries regarding permit parking available in the city

****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 |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.









