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coffee-breakfast-brunch-cake-takeaway

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damnfinecafé

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# Three Spires House, Bird Street, Lichfield, WS13 6PR - City Centre & No Upward Chain

£190,000

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**No Upward Chain - A beautifully presented and contemporary two-bedroom apartment, nestled within the charming Grade II listed Three Spires House in the heart of Lichfield.**

**This exceptional apartment offers a fantastic opportunity to enjoy city living with modern comforts. Ideally situated on Bird Street, the property boasts immediate access to Lichfield's vibrant city centre, with its array of independent shops, cafes, restaurants, and the historic Lichfield Cathedral just moments away. Excellent transport links, including Lichfield City and Trent Valley train stations, provide easy connections for commuters.**

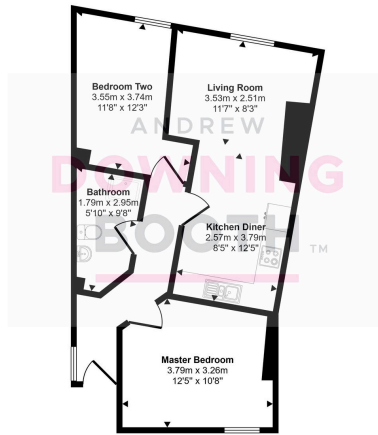
**The apartment features a thoughtful layout designed for modern living, comprising an inviting entrance hall, a spacious open-plan breakfast kitchen and living room, two well-proportioned bedrooms, and a stylish family bathroom.**

**An internal inspection is highly recommended to fully appreciate the quality and convenient location this delightful apartment offers.**

**We understand the property to be leasehold, with a lease of 987 years remaining. We also understand there to be a service charge payable, with the most recent figures advised to be in the region of £1200 per year. All tenure information provided is in good faith only and should ultimately be verified by any prospective buyer's solicitor.**



Approx Gross Internal Area  
52 sq m / 558 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Bedroom Flat In The Heart Of Lichfield City Centre
- Contemporary Style Kitchen Diner
- Well Maintained Communal Area
- EPC Rating: TBC
- No Upward Chain
- Two Well Portioned Bedrooms
- Family Bathroom
- Council Tax Band: B

