



Sarah Siddons House, Wade Street  
Lichfield, WS13 6HL

**£105,000**

# Wade Street

£105,000



Welcome to Sarah Siddons House and this first floor one bedroom apartment accessible via a lift and conveniently located in a central area of Lichfield within easy walking distance of shops, amenities and transport links.

This popular complex features a residents lounge, kitchen area and laundry room.

There is a visitors room available for a small charge. Parking for residents is available to the rear in the communal grounds.

Centrally located to take advantage of facilities in Lichfield this lovely apartment comprises of an entrance hall with storage, a double bedroom with fitted wardrobes and a refitted shower room with walk-in shower.

The living room has ample space for seating and a fitted kitchen off the living room has plenty of storage, fitted appliances and space for a fridge/freezer.

Offered with NO ONWARD CHAIN the property is available to view via Paul Carr Lichfield, call for further details and to arrange an appointment to view.

NOTE: The property is leasehold with 88 years remaining on the lease. We have been informed there is a service charge payable of £250pcm. These details will need to be confirmed by your solicitor.





## Property Specification

Modern First Floor Retirement Apartment  
Central Lichfield Location  
Over 55's Complex  
Residents Lounge, Kitchen & Laundry Room  
Communal Parking Area & Gardens

**Entrance  
Hall**

**Storage**

**Bathroom**

**Lounge**  
4.77m (15'8") x 3.23m (10'7")

**Bedroom**  
3.76m (12'4") max x 2.69m (8'10")

**Kitchen**  
2.16m (7'1") x 1.65m (5'5")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 19th March 2026

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: Water, Drainage, Gas, Electric

Council tax band: C

Tenure: Leasehold, 88 years remaining

Service Charge: £250 pcm

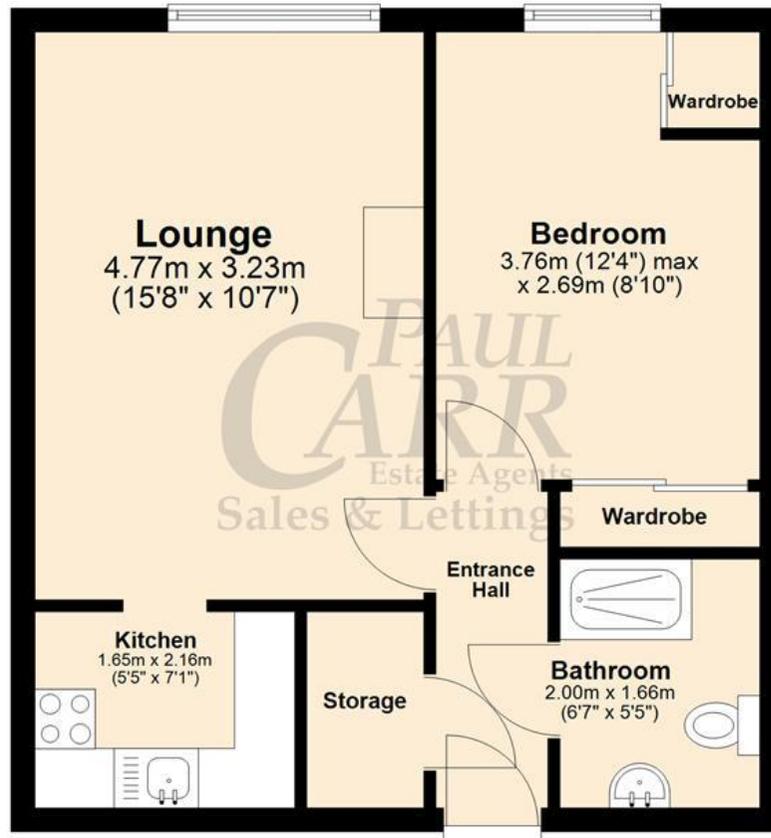
Restrictions: Age 55+ years

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 35.2 sq. metres (378.4 sq. feet)

## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

