



ANDREW
DOWNING
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ESTATE AGENTS

Selwyn House, The Close, Lichfield, WS13 7LD - City Centre & No Upward Chain

£575,000

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An exceptional two-bedroom, two-bathroom Grade II listed apartment nestled within the historic Cathedral Close in Lichfield, offering no upward chain. This highly individual property in Selwyn House, a building of significant historic interest, presents a rare opportunity to acquire a home in one of Lichfield's most prestigious and picturesque locations.

Situated in the heart of Lichfield's historic Cathedral Close, Selwyn House offers a truly unique living experience. The vibrant city centre, with its array of shops, restaurants, and cultural attractions, is just a short stroll away, providing easy access to all the amenities this charming cathedral city has to offer. Excellent transport links, including Lichfield City train station, are also readily accessible.

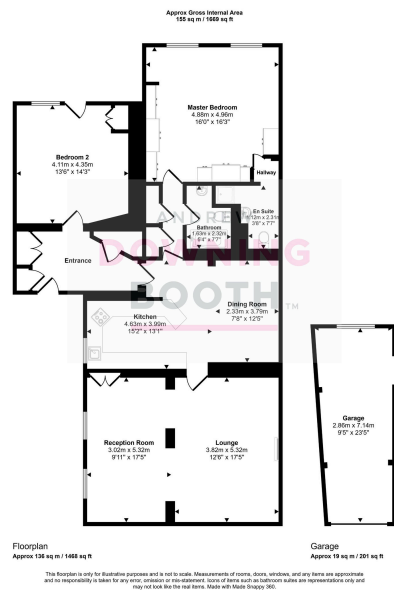
Upon entering, a welcoming entrance hall provides access to the main living spaces. The bright kitchen diner features a range of fitted units, integrated appliances, and seamlessly flows into a charming dining area. The well-proportioned living room is a highlight, boasting large windows, a statement fireplace, and ample natural light. The spacious master bedroom includes stylish built-in wardrobes and an en-suite shower room. A further comfortable bedroom offers direct access to the communal gardens. The apartment is completed by a well-appointed bathroom with contemporary fixtures. Outside, residents benefit from access to a beautiful walled communal garden. The property benefits a single garage.

This unique apartment offers a blend of historic charm, contemporary comfort, and an enviable location. An early viewing is highly recommended to fully appreciate the distinctive character and stunning surroundings of this exceptional home.

Tenure

We understand the property is Leasehold with a 189 year lease from 31 December 1977. There is a service charge of approximately £2,400 per annum, which includes garden maintenance and window cleaning. We understand that Buildings Insurance is approximately £1,246 per annum per apartment within Selwyn House and a ground rent payable of £20 per annum. These figures have been provided in good faith and should be verified by a purchasers solicitor.





- Grade II Listed Apartment
- No Upward Chain
- Located Within The Historic Cathedral Close With Unparalleled Views
- Two Generous Double Bedrooms
- Single Garage
- Open Plan Kitchen Diner
- Spacious Living Room
- Exceptionally Sized Master Bedroom With Ensuite
- Impeccable Maintained Communal Gardens
- Council Tax Band: F

