



Tamworth Street,  
Lichfield, WS13 6JP

Offers in the Region Of £325,000

Offers in the Region Of £325,000

2  2  1 

Stunning Georgian style Grade II listed duplex apartment offering a wealth of character and style located in the heart of the historic city of Lichfield.

Redeveloped to a high specification the property offers spacious living accommodation set over two floors and comprises of an elegant sitting room, contemporary open-plan kitchen/diner and guest cloakroom.

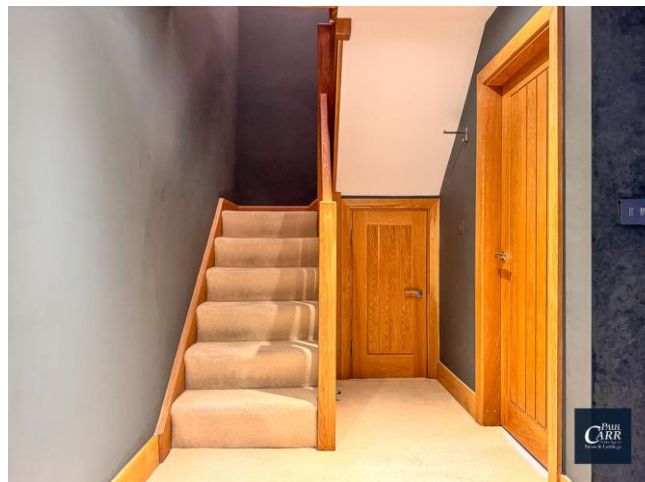
The upper floor features two double bedrooms and two bathrooms.

The main bedroom features a stunning vaulted ceiling with exposed beams and an en-suite shower room.

The second bedroom is setup with a mezzanine area and space for a home office.

Outside the apartment benefits from secure gated front and rear access doors and parking for 1 vehicle.

Offered with NO ONWARD CHAIN this stunning property can be viewed via Paul Carr Lichfield.





## Property Specification

Stylish Duplex Apartment in the Heart of Lichfield  
 Impressive Grade II Listed Building  
 Secure Gated Parking to Rear  
 Fully Renovated in 2013 to a High Specification  
 Two Bedrooms & Two Bathrooms

### Entrance Hall

### First Floor Landing

### Guest WC

### Kitchen/Diner

6.10m (20') x 3.66m (12')

### Living Room

4.88m (16') x 3.81m (12'6")

### Second Floor Landing

### Bedroom 1

4.88m (16') max x 3.82m (12'6")

### En-suite

### Bedroom 2

4.30m (14'1") x 3.66m (12')

### Main Bathroom

Secure Parking to Rear



### 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: 20<sup>th</sup> May 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: Gas, Electric, Water, Drainage  
 Council tax band: B  
 Tenure: Leasehold 113 years remaining  
 Lease from 1st December 2013  
 Ground Rent: £250  
 Service Charge: £1000

# Floor Plan

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



Total area: approx. 99.4 sq. metres (1069.9 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

